Karen Johnson Davidson County
Batch# 381946 DEEDQC
04/06/2020 10:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200406-0036246

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to:
Stewart
500 North Broadway, Suite 900
St. Louis, MO 63102

Order Number: FTBREF20203329

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sven Oelhafen, unmarried, and his former wife Dorothy P. Oelhafen,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Dorothy P. Oelhafen, an unmarried person,** whose address is 204 Trace Park Court, Unit W, Nashville, TN 37221, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Traceside Section Two, as of record in Plat Book 7900, pages 980 and 981, Register s Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sven Oelhafen and wife, Dorothy P. Oelhafen by Warranty Deed from Allan D. Snyder, Jr. and wife, Karyn A. Snyder, dated September 22, 1998, recorded on September 28, 1998 as Book 11129 Page 19.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 155 16 0A 082.00
Street address of property: 204 Trace Park Court, Unit W, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: as Book 11129 Page 19 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Dorothy P. Oelhafen, 204 Trace Park Court, Unit W, Nashville, TN 37221

Signed this 25 day of March, 2020.

Signature of Grantor:

Sven Oelhafen

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 25 day of March, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Sven Oelhafen,** known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

Signed this 25 day of March, 2020.

Signature of Grantor:

Dorothy P Oelhafen

Dorothy P. Oelhafen

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 25 day of March, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Dorothy P. Oelhafen,** known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Helen F Mackey
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 204 Trace Park Court, Unit W, Nashville, TN 37221
Tax Parcel: 155 16 0A 082.00

Oath of Consideration

I or we, Dorothy P. Oelhafen, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 25 day of March, 2020.

Signatures of Affiant(s):

Dorothy P. Oelhafen

Sworn and subscribed before me this 25 day of March 2020

Helen Mackey
Notary Public

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: FTBREF20203329

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APN: 155 16 0A 082.00

Commonly known as: 204 Trace Park Court, Unit W, Nashville, TN 37221

True Copy Certification

I, CHERI HACKETHAL, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for the County and State, CHERI HACKETHAL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2023
Notary Seal (if on pager)

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573