Karen Johnson Davidson County
Batch# 386994 DEEDQC
04/16/2020 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200416-0040079

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Kathleen Bennett and Renee Manwaring 1014 Fontaine Drive Goodlettsville, TN 37072

Order Number: T-TN35964

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Kathleen Bennett, married to Renee Manwaring,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Kathleen Bennett and Renee Manwaring, a married couple, as joint tenants,** whose address is 1014 Fontaine Drive, Goodlettsville, TN 37072, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 60 on the plan of Plantation Estates, Section II, as of record in Book 3842, Page 136, Register's Office for said County, to which plan reference is here made for description.

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 Restrictions as recorded in Book 4257, Page 913, Register's Office for Davidson County, Tennessee; and

Subject to easement for Sanitary Sewers/storm drainage as recorded in Book 6807, Page 902, Register's Office for Davidson County, Tennessee; and

Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3842, page 136, Register's Office for Davidson County, Tennessee; and

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: 033-02-0-009.00
Street address of property: 1014 Fontaine Drive, Goodlettsville, TN 37072

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170712-0070007 in the Recorder's Office, Davidson County, Tennessee.

Signed this 6 day of April, 2020.

Signature of Grantor(s):

Kathleen Bennett

Renee Manwaring

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 6 day of April, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kathleen Bennett and Renee Manwaring, 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 their 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

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-18-2022

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.

County Parcel number: 033-02-0-009.00
Street address of property: 1014 Fontaine Drive, Goodlettsville, TN 37072

Oath of Consideration

I or we, Kathleen Bennett & Renee Mawhinney, 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 $10.00.

Signed this 6th day of April, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 6th day of April, 2020.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-16-2022

TRUE COPY CERTIFICATION

I, LAURIE WEISS, 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.

Signature

State of FLORIDA

County of PINELLAS

Personally appeared before me BRIAN JANDERNAL, a notary public for this county and state, LAURIE WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRIAN JANDERNAL
Notary Public - State of Florida
Commission # GG 272039
My Comm. Expires Feb 24, 2023
Bonded through National Notary Assn.

Notary's Signature

My commission expires: 2-24-2023

Notary's Seal