Karen Johnson Davidson County
Batch# 452144 DEEDQC
08/06/2020 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200806-0087737

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

File No.: TN2013755

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF June 2020

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Phillips Ostheimer and husband, Richard Ostheimer Same	Sara Phillips Ostheimer and husband, Richard Ostheimer Same	160-15-0A-042.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Sara Phillips Ostheimer,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Sara Phillips Ostheimer and husband, Richard Ostheimer,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 42 on the Condominium Site Plan of Phase Ill, Hearthstone Manor (a Part of Hearthstone P.U.D.), of record in Plat Book 6250, Page 493, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sara Phillips Ostheimer, a married woman, by Warranty Deed from Cheryl Ann Gunn, an unmarried woman, dated 12/15/2014 and recorded 12/18/2014 in Instrument Number 20141218-0115831. Register's Office for Davidson County, Tennessee.

WITNESS MY HAND, this 15 DAY OF June, 2020

Sara Phillips Ostheimer

Sara Phillips Ostheimer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, **Sara Phillips Ostheimer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 15 DAY OF June, 2020.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022