Karen Johnson Davidson County
Batch# 452746 DEEDQC
08/10/2020 09:25:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200810-0088526

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lisa Serme** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Anna L. Stanley and Anthony D. Stanley, wife and husband,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 53 on a revised unrecorded plan of Tract 14 of Anderson Estates, said Tract being a part of recorded plan of the Anderson Estates of record in Book 1130, Page 37, Register's Office for said County, and said lot is described according to a survey made by Harvey Gee, Surveyor, dated Dec. 29, 1947, as follows:

Beginning at a point on the easterly margin of May Drive, said point being the common corner of Lots No. 52 and 53 of said subdivision, and which point is located 455.2 feet southerly from a concrete marker at the intersection of May Drive and Thornton Avenue; thence easterly with the dividing line between Lots No. 52 and 53 174 feet to a point on the rear line of Lot No. 44; thence southerly with rear line of Lot No. 53 and 54 of said Lots No. 44 and 43 150 feet to a point, said point being the common corner of Lots No. 53 and 54 of said subdivision, thence westerly with the dividing line between Lots No. 53 and 54 174 feet to a point on the easterly margin of May Drive; thence northerly with easterly margin of May Drive 150 feet to the point of beginning.

Property subject to 10 foot easement along rear of lot for utilities and 30 foot setback from May Drive as shown on unrecorded plat. Also subject to restrictions of record in Book 1224, Page 86, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20141204-0111146** in said Register's Office. The grantor warrants that this property is not her primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 17TH day of **July, 2020.**

Lisa Serme

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF ~~DAVIDSON~~ Union

Personally appeared before me, a Notary Public in and for said state and county, **Lisa Serme**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of **July, 2020.**

NOTARY PUBLIC

ANNIE SALAZAR
ID No. 50118261
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 12/09/2024

SUBSCRIBED AND SWORN before me this the 17th day of **July, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/09/2024

ANNIE SALAZAR
ID No. 50118261
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 12/09/2024

PROPERTY ADDRESS:	**318 May Dr.** **Madison, TN 37115**
TAX PARCEL NO.:	**43-6-8**
PROPERTY OWNER: OWNER'S ADDRESS:	**Anna L. Stanley and Anthony D. Stanley** **318 May Dr.** **Madison, TN 37115**
MAIL TAX BILLS TO:	**Owners at owner's address**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ Ø.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Kenneth M. Hill-Wright, a Notary Public, in and for said County and State, hereby certify that Anna L. Stanley, whose name is signed to the foregoing and who is known to me, or who furnished the following identification: Tennessee Driver License #079496944, acknowledged before me on this date being informed of the contents of the foregoing he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 5th day of August, 2020.

NOTARY PUBLIC

My Commission expires: March 8, 2022

KENNETH M. HILL-WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2022