Karen Johnson Davidson County
Batch# 458433 DEEDQC
08/17/2020 01:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200817-0092102

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: BACREF20225102

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Daniel L. Steele, Jr., an unmarried person, who acquired title as a married man,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Daniel L. Steele, Jr., an unmarried person,** whose address is 1209 Plymouth Avenue, Nashville, TN 37216-2211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Tract I: Being the westerly 30 feet of Lot 49 and all of Lot 50 on the Map showing resubdivision of Eastdale Place of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, described as follows:
Said westerly 30 feet of Lot 49 and all of Lot 50 front together 90 feet on the north side of Plymouth Avenue and extend back between parallel lines 180 feet to a dead line
Tract II: being the parcel of land at the back of the property owned by W.C. Shepp and wife, Irma Shepp, in the Re-subdivision of Eastdale Place, in the 11th Civil District of Davidson County, Tennessee, of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.
Said land begins at a point at the northeast corner of the W.C. Shepp and wife Irma Shepp line, the common northeast corner of the Shepp and Carl E. Woodall Lot: thence North 93.3 feet to a point in Newman Cheek's line; thence West 91.2 feet to a point in said Cheek's line; thence South 108.5 feet to the northwest corner of Lot No. 50; thence Northeast 90 feet to the point of beginning.
Being the same property conveyed to Daniel L. Steele, Jr.,a married man by Deed from John H. Morris and wife, Melissa B. Morris, dated July 27, 1998, recorded on July 29, 1998 as Book 11040, Page 907.

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: 06112007500
Street address of property: 1209 Plymouth Avenue, Nashville, TN 37216-2211

Prior Instrument Reference by which Grantor(s) acquired title: in Book 11040, Page 907, in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Daniel L. Steele, JR., 1209 Plymouth Avenue, Nashville, TN 37216-2211

Signed this 10 day of AUGUST, 2020.

Signature of Grantor:

Daniel L. Steele, Jr.

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10 day of AUGUST, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Daniel L. Steele, Jr.,** 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.

Norman Kantrowitz
Notary Public exp. 4-23-2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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: 1209 Plymouth Avenue, Nashville, TN 37216-2211
Tax Parcel: 06112007500

Oath of Consideration

I or we, Daniel L. Steele Jr., 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 $0100.

Signed this 10 day of August, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 10 day of aug., 2020

Notary Public exp 4/23/2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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