Karen Johnson Davidson County
Batch# 500193 DEEDQC
10/22/2020 10:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201022-0122759

New owner address

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	American Home Title, LLC 4501 Charlotte Park Dr. Ste. 120 Charlotte, NC 28217	Sandra Lee Billingsley 1229 Riverbrook Dr. Hermitage, TN 37076

Order Number: 200836547TN-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sandra Lee Billingsley, divorced and not remarried and Simbrashe A. Kanjanda, divorced from Sarah Lee Billingsley and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Sandra Lee Billingsley, a single woman,** whose address is 1229 Riverbrook Dr., Hermitage, TN 37076, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 323 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate 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 all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 097 02 0A 323.00CO
Street address of property: 1229 Riverbrook Dr., Hermitage, TN 37076
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20140417-0032382 in the Recorder's Office, Davidson County, Tennessee.

Signed this 1st day of October, 2020.

Signature of Grantor(s):

Sandra Billingsley

Simbrashe A. Kanjanda

STATE OF Kentucky, COUNTY OF McCreary, SS:

BE IT REMEMBERED That on this 1st day of October, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came ~~Sandra Lee Billingsley~~ and Simbrashe A. Kanjanda, 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.

Thomas Branscum
Notary Public, ID KYNP905
Notary State at Large, Kentucky
My Commission Expires on 1/18/24

THOMAS BRANSCUM NOTARY PUBLIC ID KYNP905 KY COMM. EXPIRES 1/18/24 STATE AT LARGE KY

Property Address: 1229 Riverbrook Dr., Hermitage, TN 37076
Tax Parcel: 097 02 0A 323.00CO

Oath of Consideration

I or we, _____, 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 $ X.

Signed this _____ day of _____, 20____.

Signatures of Affiant(s):

_____

Sworn and subscribed before me this _____ day of _____, 20___

_____
Notary Public

202010220122759

Signed this 7th day of October, 20 20.

Signature of Grantor(s):

Sandra Billingsley

Simbrashe A. Kanjanda

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 7th day of October, 20 20 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sandra Lee Billingsley and ~~Simbrashe A. Kanjanda~~, 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.

Steven W. Nordstrom
Notary Public

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Property Address: 1229 Riverbrook Dr., Hermitage, TN 37076
Tax Parcel: 097 02 0A 323.00CO

Oath of Consideration

I or we, Sandra Billingsley, 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.

Signed this 7th day of October, 20 20.

Signatures of Affiant(s):

Sworn and subscribed before me this 7th day of October, 20 20

Steven W. Nordstrom
Notary Public

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA