Box 14 File 33907-8

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 517345 DEEDQC
11/17/2020 10:10:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201117-0135364

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin Schaeffer	**Highlands Residential Mortgage, LTD.**	**Map 021-00-0 Parcel 140.00**
4312 Bernard Rd	**12001 N. Central Expressway, Ste 750**	
Joelton, TN 37080	**Dallas, TX 75243**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Sierra Kiss, a single woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Benjamin Schaeffer, a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the Henry Floto Estate, of record in Plat Book 421, Page 147, Register's Office for Davidson County, Tennessee, and described as follows:

Property located at 4312 Bernard Road in Joelton, 1st Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 140 on Davidson County Property Map 21 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated April 30, 2019 and known as Job No. 19032, as follows: BEGINNING at a mag nail set in the centerline of Bernard Road at the Northwest corner of the herein-described tract. Said beginning point also being the Southwest corner of the Dorothy A. Harris Revocable Trust property (Parcel 138) of record in D.B. 20091228-0117124, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the center of Bernard Road, along the southerly line of Harris, N 68°24'29" E – 200.00' to an iron pin set at the Northeast corner of the herein-described tract and a corner to the Marvin Turner and Jonathan Basham property (Parcel 2) of record in D.B. 20150227-0016908, R.O.D.C., TN. Thence, leaving the line of Harris, along the line of Turner and Basham for the next 2 calls: S 05°38'06" E – 370.00' to a point in the center of a large drain at the Southeast corner of the herein-described tract; Thence, S 88°22'06" W – 228.00' to a mag nail set in the center of Bernard Road at the Southwest corner of the herein-described tract. Thence, along the center of Bernard Road, N 08°18'30" E – 164.00' to a mag nail set in the center of Bernard Road; Thence N 07°25'22" W – 140.00' to the POINT OF BEGINNING, containing 1.53 acres.

Being the same property conveyed to Benjamin Schaeffer and Sierra Kiss, as joint tenants with right of survivorship, by Special Warranty Deed dated October 11, 2019 from Vanderbilt Mortgage and Finance, Inc., of record in Instrument No. 20191016-0105931, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc. based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is Improved (__X__) Unimproved (____) property, known as: **4312 Bernard Road, Joelton, TN 37080**

Witness my/our hand(s) this **10th** day of **November, 2020.**

By:_____
Sierra Kiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sierra Kiss, the bargainor, 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 official seal at Nashville, Tennessee, this **10th** day of **November, 2020.**

_____
Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON