Karen Johnson Davidson County
Batch# 569485 DEEDQC
02/05/2021 12:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210205-0017048

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		Sean Power 716 Oak Creek Drive Antioch, TN 37013

Order Number: 20-16002

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sean Power, an unmarried man and William Power, married to Eleanor N. Scott,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Sean Power, an unmarried man,** whose address is 716 Oak Creek Drive, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 108 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, Page 935, in the Register's Office for Davidson County, Tennessee, to which plan 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 other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 149-02-0-059.00
Street address of property: 716 Oak Creek Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20141107-0103253 in the Recorder's Office, Davidson County, Tennessee.

Signed this 22 day of January, 2021.

Signature of Grantor (1 of 3):

Sean Power

STATE OF New York, COUNTY OF Suffolk, SS:

BE IT REMEMBERED That on this 22 day of January, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sean Power, 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 his 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.

Notary Public

BRITTANI HARRISON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6371607
Qualified in Suffolk County
Commission Expires March 5, 2022

Signed this 22 day of January, 2021.

Signature of Grantors (2 and 3 of 3):

William Power

Eleanor N. Scott

Eleanor N. Scott

BRITTANI HARRISON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6371607
Qualified in Suffolk County
Commission Expires March 5, 2022

STATE OF New York, COUNTY OF Suffolk, SS:

BE IT REMEMBERED That on this 22 day of January, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came William Power and Eleanor N. Scott, 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.

Notary Public

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.

County Parcel Number: 149-02-0-059.00
Street address of property: 716 Oak Creek Drive, Antioch, TN 37013

Oath of Consideration

I or we, William Lowe, 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 $ 10.00

Signed this 22 day of January, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 22 day of January, 2021.

Notary Public

BRITTANI HARRISON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6371607
Qualified in Suffolk County
Commission Expires March 5, 2022

True Copy Certification

I, Elaine Stanley, 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 Florida

County of Hillsborough

Personally appeared before me, Bethany L Presnell, a notary public for this county and state, Elaine Stanley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/1/22

Notary' Seal (if on paper)

Notary Public State of Florida
Bethany L Presnell
My Commission GG 244888
Expires 08/01/2022