THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Cynthia M. Shimanski
640 Old Lebanon Dirt Road
Hermitage TN 37076

Karen Johnson Davidson County
Batch# 573293 DEEDQC
02/11/2021 01:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210211-0019959

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QUITCLAIM DEED

Correcting Name Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Cynthia M. Shimanski-Dunlap n/k/a Cynthia M. Shimanski,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Cynthia M. Shimanski, as Sole Owner** of 640 Old Lebanon Dirt Road, Hermitage TN 37076, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson, State of Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 181, on the Plan of Rachel's Retreat, Phase I, of record in Book 5200, Page 516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Parcel ID No: 086-04-0-037.00

Also known by street and number as: **640 Old Lebanon Dirt Road, Hermitage TN 37076**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **TR**, recorded at Instrument Number 20110829-0066533 _____ in the Register's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 4th day of February, 2021.

Cynthia M. Shimanski-Dunlap n/k/a
Cynthia M. Shimanski

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of February, 2021, before me, the undersigned officer, personally appeared **Cynthia M. Shimanski-Dunlap n/k/a Cynthia M. Shimanski**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and **acknowledged that he executed** the same for the use and purposes therein mentioned.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Cynthia M. Shimanski-Dunlap n/k/a
Cynthia M. Shimanski

State of Tennessee
County of Davidson

Subscribed and sworn before me this 4th day of February, 2021.

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires: 2/20/2023

True Copy Certification

I, Cody Nall, 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.

Cody Nall
Signature

State of Florida

County of Brevard

Personally appeared before me, Sharon K. Bell, a notary public for this county andstate, Cody Nall who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Sharon K Bell
Notary's Signature

My Commission Expires: 02/07/2023
Notary' Seal (if on paper)

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.