21148327R-QCD

Karen Johnson Davidson County
Batch# 620333 DEEDQC
04/21/2021 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210421-0053642

Return to:

AVENUE 365 LENDER SERVICES, LLC
103 LYNN LEE DRIVE
OLD HICKORY TN 37138
FILE NO. 21148327R

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD SASS TO DONALD SASS AND DORIS ANN SASS	DONALD SASS TO DONALD SASS AND DORIS ANN SASS	PARCEL ID: 053 16 0 114.00
103 LYNN LEE DRIVE OLD HICKORY, TN 37138	103 LYNN LEE DRIVE OLD HICKORY, TN 37138	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DONALD SASS A MARRIED MAN, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DONALD SASS AND DORIS ANN SASS, MARRIED TO EACH OTHER AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF POLLY ACRES SUBDIVISION, IN THE CITY OF LAKEWOOD, DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK 3700, PAGE 57, AMENDED IN BOOK 3700, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO DONALD SASS, A MARRIED MAN, BY VIRTUE OF WARRANTY DEED FROM SOUMALY INTHAVONG, AN UNMARRIED WOMAN, DATED SEPTEMBER 9, 2016, RECORDED SEPTEMBER 14, 2016, IN INSTRUMENT: 20160914-0096589.

PARCEL ID: 053 16 0 114.00

Property known as, 103 LYNN LEE DRIVE, OLD HICKORY, TN 37138

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15 day of April, 2024.

DONALD SASS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Derek Truelove of the state and county mentioned, personally appeared DONALD SASS, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Derek Truelove
My Commission Expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

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.

Affiant

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 15 day of April, 2024.

Notary Public
My commission expires: 3/4/24

True Copy Certification

I, Dallas Michaud, 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.

Dallas Michaud
Signature

State of FL

County of Brevard

Personally appeared before me, Matthew Eubanks a notary public for this county andstate, Dallas Michaud who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Matthew Eubanks
Notary's Signature

My Commission Expires: Feb 3, 2025
Notary' Seal (if on paper)

