Karen Johnson Davidson County
Batch# 626910 DEEDQC
04/30/2021 11:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210430-0058249

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	Dennis Sean Drake 8100 Boone Trace Nashville, TN 37221	Dennis Sean Drake 8100 Boone Trace Nashville, TN 37221

Order Number: 209248TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Dennis Sean Drake, married to Beth A. Herman Drake** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Dennis Sean Drake, a married man,** whose address is 8100 Boone Trace, Nashville, TN 37221, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Lot No. 91 on the Plan of Lexington Point, Section Four, of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Sean Drake by deed dated 05/21/201 and recorded in the Office of the ROD for Davidson County, Tennessee in Instrument No. 20140523-0044920.

Subject to The Plan with Owner's Certificate of record in Instrument No. 2002116-0006343, Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20001018-0103445 and 20020219-0021061 in the Register's Office of Davidson County, Tennessee;

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 126 15 0B 299.00
Street address of property: 8100 Boone Trace, Nashville, TN 37221

20140523-0044920 in the Recorder's Office, Davidson County, Tennessee.

Signed this 26 day of February, 2021.

Signature of Grantors:

2/26/21
Dennis Sean Drake

Beth A. Herman-Drake 2/26/21
Beth A. Herman Drake

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26 day of February, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Dennis Sean Drake and Beth A. Herman Drake, 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.

R. Rosemarie Clark
Notary Public

R. ROSEMARIE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 10-27-2024

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: 126 15 0B 299.00
Street address of property: 8100 Boone Trace, Nashville, TN 37221

Oath of Consideration

I or we, Dennis Glenn Drake Beth A. Herman-Drake, 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 26 day of February, 2021.

Signatures of Affiant(s):

Beth A. Herman-Drake

Sworn and subscribed before me this 26 day of February, 2021.

B. Rosh and Clark
Notary Public

My Commission Expires 2021

TENNESSEE NOTARY PUBLIC SEAL
R. ROSHAWN CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Samantha Ponder, 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.

Samantha Ponder

Signature

State of Florida

County of Hillsborough

Personally appeared before me, Lauren J. Sittig, a notary public for this county and state, Hillsborough, FL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lauren J. Sittig

Notary's Signature

My Commission Expires: 2/3/2025.

Notary's Seal (If on paper)

LAUREN J. SITTIG
Notary Public - State of Florida
Commission # HH 268944
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.

True Copy Certification

I, Joseph Ford, 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 FL

County of Hillsborough

Personally appeared before me, Christopher Howell, a notary public for this county and state, Joseph Ford 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: 12/21/2021
Notary' Seal (if on paper)

CHRISTOPHER MICHAEL HOWELL
MY COMMISSION # GG 136594
EXPIRES: December 21, 2021
Bonded Thru Notary Public Underwriters