Karen Johnson Davidson County
Batch# 627098 DEEDQC
04/30/2021 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210430-0058505

new owner address

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	Susan Ellen Schellhardt 4861 Peppertree Drive Antioch, TN 37013	Susan Ellen Schellhardt 4861 Peppertree Drive Antioch, TN 37013

Order Number: AHTL-210446191TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Susan Ellen Schellhardt, f/k/a Susan Ellen Heatherly, a single woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Susan Ellen Schellhardt, a single woman,,** whose address is 4861 Peppertree Drive, Antioch, TN 37013, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Lot No. 132 of Peppertree Forest, Section 14, as of record in Plat Book 7900, page 501, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

This conveyance is subject to any and all existing easements of record.

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 restrictions of record in Book 8911, Page 265, said Register's Office; and

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: 165 14 0 137.00
Street address of property: 4861 Peppertree Drive, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 70818 in

the Recorder's Office, Davidson County, Tennessee.

Signed this 23rd day of April, 2021.

Signature of Grantor:

Susan Ellen Schellhardt f/k/a Susan Ellen Heatherly

Susan Ellen Schellhardt, f/k/a
Susan Ellen Heatherly

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 23rd day of April, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Susan Ellen Schellhardt, f/k/a Susan Ellen Heatherly, 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 her 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.

Steven W. Nordstrom
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.

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

10/17/2021

County Parcel Number: 165 14 0 137.00
Street address of property: 4861 Peppertree Drive, Antioch, TN 37013

Oath of Consideration

I or we, Susan Ellen Schellhardt, 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 23rd day of April, 2021.

Signatures of Affiant(s):

Susan Ellen Schellhardt

Sworn and subscribed before me this 23rd day of April, 2021.

Steven W. Nordstrom
Notary Public

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

10/17/2021

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 132 OF PEPPERTREE FOREST, SECTION 14, AS OF RECORD IN PLAT BOOK 7900, PAGE 501, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION, SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

Parcel ID:165 14 0 137.00

Commonly known as 4861 Peppertree Drive, Antioch, TN 37013
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Book: 9406 Page: 936 Instrument: 70818 in the Register's Office of Davidson County, Tennessee.