STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

JO LYNN MANGRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 25th day of May, 2021.

NOTARY PUBLIC

My commission expires: 03/07/2023

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER, ESQ.
95 White Bridge Road, Suite 509
Nashville, TN 37205

ADDRESS NEW OWNERS:

Michelle L. Amador Morales
6516 Wachese Lane
Knoxville, TN 37912

SEND TAX BILL TO:

Same:

PARCEL ID:
163110E05200CO

Karen Johnson Davidson County
Batch# 645055 **DEEDQC**
05/26/2021 04:05:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210526-0071646

QUITCLAIM DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Christian S. Hofstetter, Testamentary Trustee u/w/o George E. Miller**, hereinafter referred to as Grantor, in his capacity as testamentary trustee, but not further or otherwise, has bargained and sold, and by these presents does convey, remise, release and forever quitclaim unto **Michelle L. Amador Morales**, hereinafter referred to as Grantee, her heirs and assigns, the interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being all of Unit #25, Oak Grove Townhomes, according to a survey and plat appearing of record in Instrument Number 200021126-0146722, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Christian S. Hofstetter, Testamentary Trustee u/w/o George E. Miller, by Warranty Deed from Signature Development, Inc. of record in Instrument No: 20050602-0062316, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the subdivision Plan of record in Instrument No: 20021126-0146722; to Master Deed of record in Instrument No: 20020930-00118631; and in Instrument No: 20040511-0053733; to By-Laws of record in Instrument No: 20020930-0118631; to an easement of record in Book 3843, page 727; to a Stormwater Detention Agreement of record in Instrument No: 20021015-0126623, all of the Register's Office for Davidson, County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property know as 2940 Baby Ruth Lane #25, Antioch, Tennessee 37103.

WITNESS my hand this 25th day of May, 2021.

Christian S. Hofstetter, Testamentaty Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christian S. Hofstetter, TT u/w/o George E. Miller**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2021.

NOTARY PUBLIC

JO LYNN MANGRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 03/07/2023

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.