Karen Johnson Davidson County
Batch# 663194 DEEDQC
06/23/2021 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210623-0084932

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 22nd day of June, 2021

NOTARY PUBLIC

My Commission Expires: 6-30-21

RHONDA NICOLE DALTON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Jun. 30, 2021
Acting in the County of Wayne

NEW OWNER:

Nathan P. Nelson
5700 Cane Ridge Road
Cane Ridge, Tennessee 37013

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

174 -1-0-001.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, **Dora L. Mobley, unmarried**, (hereinafter referred to as "Grantor"), does convey all of her undivided right, title and interest to the hereinafter described property to **Nathan P. Nelson, unmarried**, (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Nelson Subdivision, a RS2C Minor Subdivision of record in Plat at Instrument No. 20120606-0049442, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dora L. Mobley and Nathan P. Nelson, joint tenants with rights of survivorship, by Warranty Deed from Richard Nelson, a married man, of record in Instrument No. 20140717-0063244, Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 17, 2014.

This property is commonly known as 5700 Cane Ridge Road, Cane Ridge, Tennessee 37013.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 29th day of AUGUST, 2019.

GRANTOR:

Dora L. Mobley

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dora L. Mobley with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 29th day of AUGUST, 2019.

SUSAN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/20/2020

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne