Karen Johnson Davidson County
Batch# 672398 DEEDQC
07/07/2021 02:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210707-0091469

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	Sandra K. Rowe and Brad A. Rowe 3348 Milbridge Drive Antioch, TN 37013	Sandra K. Rowe and Brad A. Rowe 3348 Milbridge Drive Antioch, TN 37013

Order Number: 103-2105757-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sandra K. Rowe, also known as Sandy Rowe, an unmarried person, and Brad Rowe, also known as Brad A. Rowe, an unmarried person ,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Sandra K. Rowe, an unmarried person, and Brad A. Rowe, an unmarried person,** whose address is 3348 Milbridge Drive, Antioch, TN 37013-, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 43 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plan 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.

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

County Parcel Number: 137-13-0A-043-00
Street address of property: 3348 Milbridge Drive, Antioch, TN 37013-2539

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20070302-0026013 in the Recorder's Office, Davidson County, Tennessee.

Signed this 20 day of June, 2021.

Signature of Grantor (1 of 2):

Sandra K. Rowe

Sandra K. Rowe, also known as
Sandy Rowe

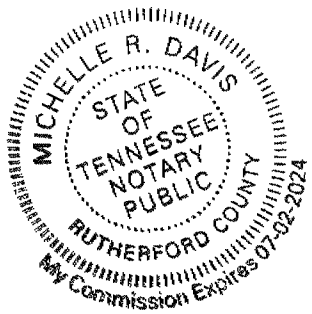
STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20 day of June, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sandra K. Rowe, also known as Sandy Rowe, 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.

Michelle R Davis

Notary Public



Signed this 20 day of June, 2021.

Signature of Grantor (2 of 2):

Brad A Rowe

Brad Rowe, also known as
Brad A. Rowe

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20 day of June, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Brad Rowe, also known as Brad A. Rowe, 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 his 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.

Michelle R Davis

Notary Public

MICHELLE R. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

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: 137-13-0A-043-00
Street address of property: 3348 Milbridge Drive, Antioch, TN 37013-2539

Brad A. Rowe Oath of Consideration

I or we, Sandra K. Rowe 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 20 day of June, 2021.

Signatures of Affiant(s):

Sandra K. Rowe Brad A. Rowe

Sworn and subscribed before me this 20 day of June, 2021.

Michelle R Davis
Notary Public

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

Certificate of Authenticity

I, Melonie Hoover, 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.

6/20/21
Effective Date

M M Hoover
Signature

State of Colorado
County of Denver

Personally appeared before me, Priscilla Perez, a notary public for this county and state, MELONIE HOOVER 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: 3/7/2023.

Notary's Seal (If on paper)

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023