Karen Johnson Davidson County
Batch# 672518 DEEDQC
07/07/2021 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210707-0091628

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law

Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Christopher Vogler Conrad and Monika Christine Sorensen
8008 Maggie Court
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 182-06-0A; Parcel 143.00CO)

THIS INSTRUMENT made and entered into on this the 29th day of June, 2021, by and between, **MONIKA C. SORENSEN, A/K/A MONIKA CHRISTINE SORENSEN,** ("Grantor"), and **CHRISTOPHER VOGLER CONRAD AND MONIKA CHRISTINE SORENSEN, HUSBAND AND WIFE,** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantees, Grantees' heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 140, on the Plan of Old Hickory Hills, Phase Two, Section Two, of record in Instrument No. 20040122-0008453, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Monika C. Sorensen, unmarried, by Warranty Deed dated June 30, 2014 from Bryant Custom Homes, Inc., recorded July 10, 2014, in Instrument Number 20140710-0060774, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 8008 Maggie Court, Antioch, TN 37013.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 29th day of June, 2021.

MONIKA C. SORENSEN

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monika C. Sorensen**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29th day of June, 2021.

Notary Public

My Commission Expires: 4.19.2025

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this ____ day of _____, 2021.

Notary Public

My Commission Expires: 4.19.25

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY TENN

File No.: GTS1-2021-404

True Copy Certification

I, Jenah Gunter, 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 Tennessee

County of Davidson

Personally appeared before me, Mary Fugitt, a notary public for this county and state, Jenah Gunter, 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: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY