Karen Johnson Davidson County
Batch# 684965 DEEDQC
07/28/2021 08:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210728-0101278

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: American Home Title, LLC
4501 Charlotte Park Dr. Suite 120
Charlotte, NC 28217

Order Number: 210648687TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jared K. Jensen, a/k/a Jarred K. Jensen, a single man,** who erroneously acquired title as Jarred K. Jensen, for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jared K. Jensen, a single man,** whose address is 1413 Aaronwood Drive, Old Hickory, Tennessee 37138, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 229 on the Plan of Hampton Park (formerly Chitwood Downs), as of record in Plat Book 6900, Pages 550-552 corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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 matters as set forth on the plat of record in Plat Book 6900, Page 550-552 and corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, Register's Office of said County.

Subject to Sanitary Sewer/Water Easement as shown of record in Deed Book 7460, Page 930; Water Line Easement as shown of record in Book 8007, Page 235; Utility Easement as shown of record in Book 8657, Page 179; Ingress/Egress Easement as shown of record in Book 8739, Page 991 and Instrument No. 20001002-0096889; Sanitary Sewer and/or Storm Drainage Easement as shown of record in Book 11030, Page 740, Register's Office for said County.

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Subject to Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7451, Page 739; Book 8336, Page 393, Register's Office of said County. Subject to Charter of Homeowner's Association as shown of record in Book 7431, Page 204; Book 8517, Page 762 and Book 8833, Page 216, Register's Office for said County. 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: 063 16 0B 147.00

Street address of property: 1413 Aaronwood Drive, Old Hickory, Tennessee 37138

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20091201-0109981 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Jared K. Jensen, 1413 Aaronwood Drive, Old Hickory, Tennessee 37138

Signed this 15 day of July, 2021.

Signature of Grantor:

Jarred K. Jensen a/k/a Jarred K. Jensen

Jared K. Jensen a/k/a Jarred K. Jensen

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 15 day of July, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jared K. Jensen a/k/a Jarred K. Jensen, 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.

Notary Public

Comm exp: 3/16/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL 210648687TNDQTC03010203

Property Address: 1413 Aaronwood Drive, Old Hickory, Tennessee 37138
Tax Parcel: 063 16 0B 147.00

Oath of Consideration

I or we, Jared Jenson, 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 15 day of July, 2021.

Signatures of Affiant(s):

Jared K. Jensen

Sworn and subscribed before me this 15 day of July, 2021

Notary Public

Comm exp: 3/16/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL 210648687TNDQTC03010303

202107280101278

Certificate of Authenticity

I, Morgan Boyd, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 15, 2021.

Date

Morgan Boyd
Affiant Signature

July 27, 2021
Date

State of NC
County of Mecklenburg

Sworn to and subscribed before me this 27 day of July, 2021.

John Midler
Notary's Signature John Midler

John Midler
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 06/07/2026

My Commission Expires: 6/7/2026
Date

Notary's Seal (if on paper)

John Midler
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 06/07/2026