Karen Johnson Davidson County
Batch# 698746 DEEDQC
08/17/2021 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210817-0110903

File Number: 21192347R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mary Nell Taylor, 405 Cleves Street, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
044 11 0 145.00

21192347R-QCD

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Mary Nell Taylor F/K/A Mary Nell Snoddy, unmarried, whose mailing address is **405 Cleves Street, Old Hickory, TN 37138**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Mary Nell Taylor**, unmarried, hereinafter grantee, whose tax mailing address is **405 Cleves Street, Old Hickory, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 8, SECTION A, VILLAGE OF OLD HICKORY, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 1424, PAGE 68, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PREMISES CONVEYED UNTO MARY NELL SNODDY, AN UNMARRIED WOMAN, BY VIRTUE OF WARRANTY DEED FROM KEVIN V. SLOAN AND WIFE, STEPHANIE SLOAN, DATED DECEMBER 8, 2014, RECORDED DECEMBER 10, 2014, IN INSTRUMENT: 20141210-0113042 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 044 11 0 145.00

FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 405 CLEVES STREET, OLD HICKORY, TN 37138

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on August 11, 2021:

Mary Nell Taylor FKA Mary Nell Snoddy

Mary Nell Taylor F/K/A Mary Nell Snoddy

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 11, 2021 by **Mary Nell Taylor F/K/A Mary Nell Snoddy** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
Notary Public

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 .

Subscribed and sworn to before me

This 11th day of August, 2021.

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Mary Nell Taylor
Affiant

MARY NELL TAYLOR
Print Name

Vanessa Cortner
Notary Public

My commission expires:

05-07-2024

Vanessa Cortner
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, David Rich, 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 8/11/2021 (date of document).

Affiant Signature

8/13/2021
Date

State of FL

County of BREVARD

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.