AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 50020649

Karen Johnson Davidson County
Batch# 705562 DEEDQC
08/26/2021 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210826-0115581

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 053-03-0-326, 053-03-0-327

QUITCLAIM DEED

THIS DEED made and entered into on this 18 day of AUGUST, 2021, by and between **Nancy Ann Wenberg A/K/A Nancy E. Wenberg, an unmarried woman**, a mailing address of 1607 Debow St, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **Nancy Ann Wenberg, an unmarried woman**, a mailing address of 1607 Debow St, Old Hickory, TN 37138, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED DOCUMENT NUMBER 20131022-0110134 AND DOCUMENT NUMBER 20131022-0110133 AND PARCEL # 053-03-0-326, 053-03-0-327, BEING KNOWN AND DESIGNATED AS:

DOCUMENT NUMBER 20131022-0110134

TRACT NO. 1: BEING LOT NO. 220-216, SECTION "C", VILLAGE OF OLD HICKORY AS SHOWN ON THE REVISED PLAT RECORDED APRIL 10, 1951, OF RECORD IN BOOK 1835, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

AND ALSO;

DOCUMENT NUMBER 20131022-0110133

TRACT NO 2: A CERTAIN TRACT OR PARCEL OF LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 288, SECTION "C", VILLAGE OF OLD HICKORY, AS SHOWN ON THE REVISED PLAN RECORDED JUNE 15, 1950, IN BOOK 1835, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE FOLLOWING IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM; BEING A PART OF LOT NO. 288 OF THE

RESUBDIVISION OF SECTION C, DUPONT SUBDIVISION, OF RECORD IN BOOK 1835, PAGE 3, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY MARGIN OF OLD HICKORY BOULEVARD (STATE ROUTE 45) AND THE EASTERLY MARGIN OF DEBOW STREET; THENCE ALONG THE SAID EASTERLY MARGIN NORTH 0 DEGREES 28 MINUTES EAST 54 FEET, MORE OR LESS, TO A POINT; THENCE ALONG A CURVE LEFT HAVING A RADIUS OF 42.5 FEET SOUTHEASTERLY FOR 39 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHERLY 33 FEET, MORE OR LESS, TO A POINT IN THE SAID NORTHEASTERLY MARGIN; THENCE ALONG THE SAID NORTHEASTERLY MARGIN NORTH 47 DEGREES 48 MINUTES WEST 92.7 FEET TO THE POINT OF BEGINNING.

Property Address: 1607 Debow St, Old Hickory, TN 37138

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Numbers: 20131022-0110134 and 20131022-0110133, recorded on 10/22/2013 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nancy Ann Wenberg A/K/A Nancy E. Wenberg

Nancy Ann Wenberg A/K/A Nancy E. Wenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Nancy Ann Wenberg A/K/A Nancy E. Wenberg, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 18 day of AUGUST, 2021.

Notary Public
My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Nancy A. Wenberg

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 18 day of AUGUST, 2021.

Notary Public
My Commission Expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Nancy Ann Wenberg
1607 Debow St
Old Hickory, TN 37138

Name and address of property owner:

Nancy Ann Wenberg
1607 Debow St
Old Hickory, TN 37138

True Copy Certification

I, Allyson Kotouch, do hereby make oath that I am a licensed attorney and/or the custodian 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|18|21.
(Date of Document)

Allyson Kotouch
Affiant's Signature

8|19|21
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 19th day of August, 2021.

Virginia L W Juzwick
Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981

My Commission Expires: 8-31-22
Notary's Seal (if on paper)