Karen Johnson Davidson County
Batch# 711764 DEEDQC
09/08/2021 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210908-0120218

Prepared By:	**When Recorded Mail to:**	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Transtar National Title 2301 W. Plano Pkwy, #105 Plano, Texas 75075 888-766-8500	Clinton R. Nichols 3529 Burwick Place Antioch, Tennessee 37013

EXEMPT: TCA 67-4-409(a)(4)

Order Number: 500823

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Clinton R. Nichols, married to Kimberly Nichols,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Clinton R. Nichols, a married man,** whose address is 3529 Burwick Place, Antioch, Tennessee 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 24, on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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 conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) all matters appearing on the plan of record in Book 6900, Page 444-447, said Register's Office; (b) Restrictive covenants contained in Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381, said Register's Office; (c) Charter of record in Book 7597, Page 977, said Register's Office; (d) By-Laws of record in Book 8679, Page 446, said Register's Office; (e) all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: ~~151 1 A~~ 151-01-0A-024.00 CH

Street address of property: 3529 Burwick Place, Antioch, Tennessee 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20050802-0090467 in the Register's Office, Davidson County, Tennessee.

Signed this 24 day of July, 2021.

Signature of Grantors:

Clinton R. Nichols

Kimberly Nichols

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 24 day of July, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Clinton R. Nichols and Kimberly Nichols, 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 their 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.

Ella K Butler
Notary Public

My Commission Expires: 7-9-2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Numbers: 151-1-A
Street address of property: 3529 Burwick Place, Antioch, Tennessee 37013

Oath of Consideration

I or we, Clinton Nichol Kimberly Nichols, 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 24 day of July, 2021.

Signatures of Affiant(s):

Clinton Nichols Kimberly Nichols

Sworn and subscribed before me this 24 day of July, 2021.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
7-9-2024

202109080120218

Copy Certification

I, Amanda Zbikowski, 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 7/24/2021 (date of document).

Amanda Zbikowski

Affiant Signature

7/24/2021

Date

State of TX

County of Collin

Sworn to and subscribed before me this 24th day of July, 2021.

Notary's Signature Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860

Notary's Seal (if on paper)