Karen Johnson Davidson County
Batch# 711793 DEEDQC
09/08/2021 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210908-0120254

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Regina Violet Nelson 3801 Baxter Ave. Nashville, TN 37216

Order Number: 103-2134307-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Regina Violet Nelson, fka Regina Nelson Tracy, a single woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s). **Regina Violet Nelson, a single woman,** whose address is 3801 Baxter Ave, Nashville, TN 37216, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 2 on the Plan of Resubdivision Lot 37 on the Map of the Subdivision of The Maplewood Home Tract of record in Instrument Number 20061003-0122264, Register's Office for Davidson County, Tennessee, to which plat 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 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: 061-14-0 222.00
Street address of property: 3801 Baxter Ave, Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20150529-0049930 in the Register's Office, Davidson County, Tennessee.

Signed this 20 day of Aug, 2021.

Signature of Grantors:

Regina Violet Nelson, fka
Regina Nelson Tracy

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20 day of Aug, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Regina Violet Nelson, fka Regina Nelson Tracy, 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 her 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

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

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.

OBL

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

County Parcel Numbers: 061-14-0 222.00
Street address of property: 3801 Baxter Ave, Nashville, TN 37216

Oath of Consideration

I or we, Regina Violet Nelson fka Regina Nelson Tracy, 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 20 day of Aug, 2021.

Signatures of Affiant(s):

Regina Violet Nelson fka Regina Nelson Tracy

Sworn and subscribed before me this 20 day of Aug 2021.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Tennessee Certification of Electronic Document

I, Melonie Hoover, 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 8-20-21 (date of document).

Affiant Signature

8-26-21
Date

State of Colorado

County of Denver

Sworn to and subscribed before me this 26th day of August, 2021.

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3-7-23

NOTARY'S SEAL