Karen Johnson Davidson County
Batch# 711922 DEEDQC
09/08/2021 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210908-0120395

QUITCLAIM DEED

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 121 First Ave S, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chloe McLean Baur and Catherine Rhea McLean	Chloe McLean Baur and Catherine Rhea McLean	098-05-0-183.00
(NAME)	(NAME)	
5131 Hunters Point Lane	5131 Hunters Point Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, that we, unto **Chloe McLean Baur and Catherine Rhea McLean** hereinafter called the Grantor(s), has/have quitclaimed unto **Chloe McLean Baur an unmarried person and Catherine Rhea McLean, a married person and Jackson Hornsby Hopper, Jr, an unmarried person**, as joint tenants with rights of survivorship, hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County Tennessee, being Lot No. 48 B on the plan of Zone Lot Division of Lots 23, 27, 28 and 48 Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, as amended in Plat Book 6900, Page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chloe McLean Baur, an unmarried person and Catherine Rhea McLean, a married person, as joint tenants with rights of survivorship, by Warranty Deed from Ashley Thon and Evan Thon, wife and husband,as of record in instrument 20210830-0116253, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5131 Hunters Point Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1348591
QuitClaim Deed TN

Effective the 26 day of Aug, 2021.

Chloe McLean Baur

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chloe McLean Baur, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26 day of Aug, 2021.

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 2024

Notary Public:
My Commission Expires: _____

Effective the 30th day of August, 2021.

Catherine Rhea McLean

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Rhea McLean, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of August, 2021.

Notary Public:
My Commission Expires: May 21, 2025

MARILYN COLEMAN
Notary Public-State of Florida
Commission # HH 132024
My Commission Expires
May 21, 2025

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

File No.: 1348591
QuitClaim Deed TN

CERTIFICATE OF AUTHENTICITY

I, Pam Adams do hereby make oath that I am a licensed attorney and/or 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 8/30/21.

Pam Adams
Affiant
Date: 9/3/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 3rd day of September, 2021.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024