AFTER RECORDING RETURN TO:
Old Republic Title
530 S. Main St. Ste. 1061
Akron, OH 44311
File No. 01-21086450

Karen Johnson Davidson County
Batch# 721777 DEEDQC
09/22/2021 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210922-0127357

This document prepared by:
JOHN O. WINDSOR, ESQ., Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 095-08-049.00

QUITCLAIM DEED

THIS DEED made and entered into on this 31st day of August, 20 21, by and between **KAREN ANNE PROSSER F/K/A KAREN ANNE (PROSSER) BATES, A SINGLE PERSON**, a mailing address of 341 Tamworth Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **KAREN ANNE PROSSER, A SINGLE PERSON**, a mailing address of 341 Tamworth Drive, Nashville, TN 37214, 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:

BEING LOT NO. 197 ON THE PLAN OF EVA-MOR HEIGHTS, SECTION III, AS OF RECORD IN PLAT BOOK 1835, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Property Address: 341 TAMWORTH DRIVE, NASHVILLE, TN 37214

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

Being the same property conveyed by Quit Claim Deed from Donald G. Bates to Karen Anne (Prosser) Bates, dated: 02/27/2019 and recorded: 07/02/2019 under Instrument No. 20190702-0064297 in the Official Records of Davidson County, TN.

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

Karen Anne Prosser F/K/A Karen Anne (Prosser) Bates
KAREN ANNE PROSSER F/K/A KAREN ANNE (PROSSER) BATES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, KAREN ANNE PROSSER F/K/A KAREN ANNE (PROSSER) BATES, 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 341 Tamworth dr, this 31ST day of AUGUST, 20 21.

Notary Public
My Commission expires: 3/7/2023

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

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.

Karen Prosser

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 31ST day of AUGUST, 20 21.

Notary Public
My Commission Expires: 3/7/2023

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

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

KAREN ANNE PROSSER
341 TAMWORTH DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

KAREN ANNE PROSSER
341 TAMWORTH DRIVE
NASHVILLE, TN 37214

Tennessee Certification of Electronic Document

I, Donna Scaretto, 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 August 31,2021 (date of document).

Affiant Signature

07-05-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954