Karen Johnson Davidson County
Batch# 733590 DEEDQC
10/11/2021 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211011-0136291

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20211701R

This deed is tax exempt pursuant to 67-4-409(a)(3).

NEW OWNER:
Harry W. Shaub, III
246 Cedarview Drive
Antioch, TN, 37013

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones
Ste 300A
Nashville, TN 37215
MAP/PARCEL:
162-13-0-231.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Harry W. Shaub, III, an unmarried man and Danielle C. Shaub n/k/a Danielle Cook, an unmarried woman (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Harry W. Shaub, III, an unmarried man (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Dreamland Estates, Section 4 of record in Plat Book 6900, Page 188, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harry W. Shaub, III and Danielle C. Shaub by Warranty deed from Charles R. Gase and wife, Betty L. Gase of record in Instrument No. 20130528-0053682 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on May 28, 2013.

This property is commonly known as 246 Cedarview Drive, Antioch, TN 37013.

This deed is executed pursuant to the Final Decree of Divorce filed on March 03, 2021 in Davidson County, Tennessee Circuit Court, Case No. 20D331.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 1 day of October, 2021.

GRANTOR:

Harry W. Shaub, III

Danielle C. Shaub n/k/a Danielle Cook

Danielle C. Shaub n/k/a Danielle Cook

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harry W. Shaub, III with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 1st day of October, 2021.

Christina Indrei
NOTARY PUBLIC

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danielle C. Shaub n/k/a Danielle Cook with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 30th day of Sept., 2021.

Christina Indrei
NOTARY PUBLIC

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on October 1, 2021.

Affiant Signature

10.1.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 1 day of October, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY