Karen Johnson Davidson County
Batch# 738114 DEEDQC
10/18/2021 10:08:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211018-0139386

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	**American Home Title** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Margaret Alice Prentice and David M. Prentice 3509 Earhart Road Mount Juliet, TN 37122

Order Number: AHTL-CF1481TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Margaret Alice Prentice, aka Alice B. Prentice and David M. Prentice, Wife and Husband,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Margaret Alice Prentice and David M. Prentice, Wife and Husband,** whose address is 3509 Earhart Road, Mount Juliet, TN 37122, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 116, on the plan of final plat, Phase 4, Lakeside Meadows, of record in Instrument 20080430-0044160, Register's Office for Davidson County, TN, 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 Restrictions and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, said Register's Office.

Subject to: (1) All matters appearing on the Plan of record in Instrument 20080430-0044160, said Register's Office; (2) Right of Use of Spring in Book 1001, Page 112, said Register's Office; (3) Inspection & Maintenance Agreement for Private Stormwater Management Facilities in Instrument 20071226-0146916, said Register's Office; (4) Soil Absorption Letter in Book 6431, Page 609, said Register's Office; (5) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20140811-0071944, said Register's Office; (6) All matters of record in Plan in Instrument 20080512-0048984, said Register's Office.

Subject to 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: 110 03 0A 116.00CO
Street address of property: 3509 Earhart Road, Mount Juliet, TN 37122

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20150821-0084573 in the Register's Office, Davidson County, Tennessee.

Signed this 7th day of October, 2021.

Signature of Grantors:

Margaret Alice Prentice aka Alice B. Prentice
Margaret Alice Prentice, aka Alice B. Prentice

David M. Prentice

WALTER D. MABONE II
TENNESSEE NOTARY PUBLIC
My Comm Exp. JULY 24, 2024
COUNTY OF SUMNER

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 7 day of October, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Margaret Alice Prentice, aka Alice B. Prentice and David M. Prentice, 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.

Notary Public

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: 110 03 0A 116.00CO
Street address of property: 3509 Earhart Road, Mount Juliet, TN 37122

Margaret Alice Prentice Oath of Consideration

I or we, David M. Prentice, 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 7th day of October, 2021.

Signatures of Affiant(s):

Margaret Alice Prentice

Sworn and subscribed before me this 7 day of October, 2021.

Notary Public

WALTER D. MABONE II
TENNESSEE NOTARY PUBLIC
My Comm Exp. JULY 24, 2024
COUNTY OF SUMNER

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 116, ON THE PLAN OF FINAL PLAT, PHASE 4, LAKESIDE MEADOWS, OF RECORD IN INSTRUMENT 20080430-0044160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID:110 03 0A 116.00CO

Commonly known as 3509 Earhart Rd, Mount Juliet, TN 37122
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20150821-0084573 in the Register's Office of Wilson County, Tennessee.

Tennessee Certification of Electronic Document

I, Morgan Boyd, 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 October 7, 2021 (date of document).

MMB

Affiant Signature

October 14, 2021

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 14 day of October, 20 21.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL