Karen Johnson Davidson County
Batch# 748903 DEEDQC
11/03/2021 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211103-0147132

New Owner

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	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Lauren A. Hensel and Caleb R. Hensel 221 Garrett Dr. Nashville, TN 37211

Order Number: CTSL-BC946TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Lauren A. Hensel, f/k/a Lauren A. Fowler and Caleb R. Hensel, 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), **Lauren A. Hensel and Caleb R. Hensel, Wife and Husband,** whose address is 221 Garrett Dr., Nashville, TN 37211, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot(s) 156, as shown on the map entitled Revised Plan of Caldwell Hall, Section One, of record in Plat Book 2900, Page 57 -59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property 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 the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to subsequent general or special taxes and assessments.

Subject to matters shown on the Plan of record in Plat Book 2900, Page 57 -59, 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: 14706001000
Street address of property: 221 Garrett Dr., Nashville, TN 37211

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20200629-0070037 in the Register's Office, DAVIDSON County, Tennessee.

Signed this 22 day of Oct., 2021.

Signature of Grantors:

Lauren A. Hensel, fa/k/a
Lauren A. Fowler

Caleb R. Hensel

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 22ND day of OCTOBER, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lauren A. Hensel, f/k/a Lauren A. Fowler and Caleb R. Hensel, 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

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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: 14706001000
Street address of property: 221 Garrett Dr., Nashville, TN 37211

Oath of Consideration

I or we, Caleb Hensel Lauren Hensel, 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 22 day of Oct., 2021.

Signatures of Affiant(s):

Lauren F. Hensel Caleb Hensel

Sworn and subscribed before me this 22ND day of OCT., 2021.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Certificate of Authenticity

I, Ana Patricia Gomez, 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 22 2021.

Date

Ana Gomez

Affiant Signature

10/29/2021

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 29 day of October, 2021.

Amanda Simpson

Notary's Signature

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

My Commission Expires: _____

Date

Notary's Seal (if on paper)