Karen Johnson Davidson County
Batch# 753847 DEEDQC
11/12/2021 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211112-0150742

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	Nancy A Wesson and Fredrick Rusk 3532 Gondola Dr. Nashville, TN 37013	Nancy A Wesson and Fredrick Rusk 3532 Gondola Dr. Nashville, TN 37013

Order Number: NTN-1356278

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Nancy A. Wesson, married to Fredrick Rusk**, for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Nancy A. Wesson and Fredrick Rusk, Wife and Husband**, whose address is 3532 Gondola Dr., Nashville, TN 37013the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 79-B on the Zone Lot Division of Lots 78 through 80, 117 and 118, Chelsea of Priest Lake, Section 2-A and Lots 85 thru 88, Chelsea of Priest Lake, Section 2-B, of record in Book 6250, Page 631, Register's Office for Davidson County, Tennessee.

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 Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Subject to Restrictions, dedication, conditions, reservations, easements and other matters shown on plat of zone lot division of lots 70 thru 80, 117 and 118, Chelsea of Priest Lake, section 2-A and Lots 85 thru 88, Chelsea of Priest Lake , Section 2-B, as recorded in Plat book 6250, Page(s) 423 and Plat Book 6250, Page 631, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Subject to an easement for the sanitary Sewer, recorded in Book 6932, Page 57.

Subject to an easement for Water Main, recorded in Book 6932, Page 93.

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: 150-03-0-314.00
Street address of property: 3532 Gondola Drive, Nashville, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20151211-0124928 in the Register's Office, Davidson County, Tennessee.

Signed this 10 day of September, 2021.

Signature of Grantors:

Nancy A. Wesson

~~Fredrick~~ Rusk
FREDERICK RUSK

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10 day of September, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Nancy A. Wesson and Fredrick Rusk, 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.

Monica Greer
Notary Public

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
July 19, 2022

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 Number: 150-03-0-314.00
Street address of property: 3532 Nashville Drive, Antioch, TN 37013

Oath of Consideration

I or we, Nancy A Wesson and Frederick Rusk, 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 10 day of September, 2021.

Signatures of Affiant(s):

Wesson

Frederick M Rusk

Sworn and subscribed before me this 10 day of September, 2021.

Monica J

Notary Public

My Commission Expires
July 19, 2022

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jodie Nunez, 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 09/10/2021 (date of document).

Jodie Nunez
Affiant Signature

09/10/2021
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 10th day of September, 2021.

Jessie Arevalo
Notary's Signature

MY COMMISSION EXPIRES: 01/14/2022

NOTARY'S SEAL

JESSIE AREVALO
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 14567095
My Commission Expires 01-14-2022