Karen Johnson Davidson County
Batch# 765069 DEEDQC
12/02/2021 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211202-0159593

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	Staci Koger 4965 Sulphur Creek Road Nashville, TN 37218

Order Number: AHTL-TH1059TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Richard N. Koger and Staci Koger, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Staci Koger, a married woman,** whose address is 4965 Sulphur Creek Road, Nashville, TN 37218, the following described real property located in 13th Civil District of Davidson County, State of Tennessee and further described as follows:

Being a tract of land located in the 13th Civil District of Davidson County, Tennessee, and described according to a survey by Ralph W. C. Lambert, dated May 5, 1973, as follows:

Beginning at a point in the southerly margin of Sulphur Creek Road thence South 45 deg. 33' East, 247.7 feet to an iron pin; thence South 22 deg. 40' West, 183.0 feet to an iron pin; thence South 60 deg. West 333.0 feet to an iron pin; thence North 2 deg. 53' West, 465.5 feet to an iron pin in the southerly margin of Sulphur Creek Road; thence with said margin of said road N 75 deg. 45' East 216.0 feet to the point of beginning, containing 3.00 acres.

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 all 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: 047 00 0 108.00
Street address of property: 4965 Sulphur Creek Road, Nashville, TN 37218

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180309-0022414 in the Register's Office, Davidson County, Tennessee.

Signed this 18TH day of NOVEMBER, 2021.

Signature of Grantors:

Richard N. Koger

Staci Koger

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 18TH day of NOVEMBER, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Richard N. Koger and wife, Staci Koger 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: 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: 047 00 0 108.00
Street address of property: 4965 Sulphur Creek Road, Nashville, TN 37218

Oath of Consideration

I or we, Staci Koger Richard Koger 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 18TH day of NOVEMBER, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 18TH day of NOV., 2021.

Notary Public

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

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 November 18, 2021 (date of document).

MMB

Affiant Signature

November 29, 2021

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 29 day of November, 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

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

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