Karen Johnson Davidson County
Batch# 775073 DEEDQC
12/16/2021 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211216-0166604

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. Emily Fay Montgomery Affiant Subscribed and sworn to before me, this 24 day of November, 2021. Notary Public My commission expires: 10/2/2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023 MICHELLE CRAWFORD

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
George Strain Jr. **Vanessa Horner**	**New Owner**	**06404008400**
215 Lake Cv		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CHRISTOPHER HORNER, herein called "GRANTOR(S)", by these presents, do hereby quitclaim and convey unto GEORGE STRAIN JR AND VANESSA HORNER, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5B on the Plan of Section One, Lake Country, of record in Plat Book 5200, Page 493, as revised in Plat Book 5800, Page 351, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed by Warranty Deed dated 10/4/16 from Barbara D. Zettlemoyer to George Strain, Jr., a single man, and Vanessa Horner and Christopher Horner, wife and husband, of record in Instrument No. 20161012-0107943, Register's Office of Davidson County, Tennessee. By way of recital, Vanessa Horner and Christopher Horner have since divorced.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 215 Lake Cv, Old Hickory, TN 37138.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 24 day of November, 2021.

CHRISTOPHER HORNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Christopher Horner, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 24 day of November, 2021.

Notary Public
My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/24/2021 (date of document).

Jennifer Russell
Affiant Signature

12/14/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

