AFTER RECORDING RETURN TO:
Milestone Settlement, LLC
196 W. Ashland St
Doylestown, PA 18901
File No. 22-85987-TN

Karen Johnson Davidson County
Batch# 783648 DEEDQC
01/04/2022 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220104-0001065

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 165 14 0 143.00

QUITCLAIM DEED

THIS DEED made and entered into on this 14 day of Dec, 20 21, by and between **LeeAnn Landt, an unmarried woman, who acquired title as my former wife,** a mailing address of 1612 Peppertree Court, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **LeeAnn Landt, an unmarried woman,** a mailing address of 1612 Peppertree Court, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 126 of Peppertree Forest, Section 14, as of record in Book 7900, Page 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property Address: 1612 Peppertree Court, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20140501-0036890, recorded on 05/01/2014 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

X LeeAnn Landt
LeeAnn Landt

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LeeAnn Landt, the within named Grantor, 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 seal, at office in 1612 Kerrew Trace Dr Antioch TN 37013, this 14 day of Dec, 2021.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 9-6-2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

X LeeAnn Landt
Affiant

Print Name: LeeAnn Landt

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 14 day of Dec, 2021.

Notary Public
My Commission Expires: 9-6-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

LeeAnn Landt
1612 Peppertree Court
Antioch, TN 37013

Name and address of property owner:

LeeAnn Landt
1612 Peppertree Court
Antioch, TN 37013

14th day of December, 2021

Tennessee Certification of Electronic Document

I, BRANDON KNUDSON, 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 12/14/2021 (date of document).

Affiant Signature

Brandon Knudson, President 14th day of December, 2021
Date

State of NEVADA

County of CLARK

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

Notary's Signature

MY COMMISSION EXPIRES: APRIL 24, 2025

NOTARY'S SEAL

KARLEE MCNEILL
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-2674-1
My Appt. Expires APRIL 24, 2025