Karen Johnson Davidson County
Batch# 795379 DEEDQC
01/26/2022 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220126-0009368

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	JERRY MOSLEY Reltco, Inc. 12886 Commodity Pl Tampa, FL 33626	Dawn Pierce and Joseph Pierce 4112 Barnes Cove Drive Antioch, TN 37013

Order Number: 214889TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Dawn Pierce, f/k/a Dawn L. Threatt, widowed and remarried to Joseph Pierce,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Dawn Pierce and Joseph Pierce, Wife and Husband,** whose address is 4112 Barnes Cove Drive, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 31 on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument Number 20040604-0065966, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

This being the same property conveyed to Dawn L. Threatt and Daniel P. Threatt, wife and husband, their heirs and assigns, from Capitol Homes Inc., a Tennessee Corporation as shown by deed dated 2/23/2005 and recorded in the Office of the ROD for Davidson County on 3/7/2005 in Inst. # 20050307-0024819.

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 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: P/O 173-54, P/O 173-74
Street address of property: 4112 Barnes Cove Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor's acquired title: Instrument No. 20050307-024819 in the Register's Office, Davidson County, Tennessee.

WHEREAS, Dawn Pierce, f/k/a Dawn L. Threatt and Daniel P. Threatt, Wife and Husband, held title to the property as presumed tenants by the entirety. Daniel P. Threatt aka Daniel Paul Threatt died on March 22, 2011 while married to Dawn Threatt, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Dawn Pierce, by operation of law as the surviving tenant by the entirety.

The said Daniel P. Threatt aka Daniel Paul Threatt departed this live on or about March 22, 2011.

Signed this 6th day of December, 2021.

Signature of Grantors:

Dawn Pierce

Dawn Pierce, f/k/a
Dawn L. Threatt

Joseph Pierce

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 6th day of December, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Dawn Pierce, f/k/a Dawn L. Threatt and Joseph Pierce, 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.

Deborah L Gaunt

Notary Public

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: P/O 173-54, P/O 173-74
Street address of property: 4112 Barnes Cove Drive, Antioch, TN 37013

Oath of Consideration

JOSEPH PIERCE
I or we, Dawn Pierce, 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 6th day of December, 2021.

Signatures of Affiant(s):

Dawn Pierce Joseph Pierce

Sworn and subscribed before me this 6th day of December 2021.

Deborah L. Gaunt
Notary Public

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Tennessee Certification of Electronic Document

I, Jerry Mosley, 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 DECEMBER 6TH 2021 (date of document).

Affiant Signature

12/6/21
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 6TH day of DECEMBER, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 01/28/2023

NOTARY'S SEAL

Notary Public State of Florida
Michael Howell
My Commission GG 295516
Expires 01/28/2023