Karen Johnson Davidson County
Batch# 801044 DEEDQC
02/07/2022 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220207-0013836

Prepared By:	**When Recorded Mail to:** Transtar National Title 2301 W. Plano Pkwy, #105 Plano, Texas 75075 888-766-8500 File #511495	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Michael A. Dallaire and Katherine Spear 3757 Waterford Way Antioch, TN 37013

Order Number: 511495 EXEMPT: TCA 67-4-409(a)(4)

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Michael A. Dallaire, married to Katherine Spear,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Michael A. Dallaire and Katherine Spear, Husband and Wife** as joint tenants with right of survivorship, whose address is 3757 Waterford Way, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 15 on the Plan of Chatham Point of record in Plat Book 6900, Page (s) 444 through 447, Inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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: 151 01 0A 015.00
Street address of property: 3757 Waterford Way, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20180416-0035617 in the Register's Office, Davidson County, Tennessee.

Signed this 23 day of December, 2021.

Signature of Grantors:

Michael A. Dallaire

Katherine Spear

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 23 day of Dec, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael A. Dallaire and Katherine Spear 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

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Commission expires: 9-6-22

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: 151 01 0A 015.00
Street address of property: 3757 Waterford Way, Antioch, TN 37013

x michael Dallaire
x katherine Spear Oath of Consideration

I or we, _____, 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 23 day of December, 2021.

Signatures of Affiant(s):

x _____

x _____

Sworn and subscribed before me this 23 day of Dec, 2021.

_____
Notary Public

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Commission Expires: 9-6-22

Copy Certification

I, AMANDA ZIELINSKI, 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 12/23/2021 (date of document).

Amanda Zielinski

Affiant Signature

12/23/2021

Date

State of TX

County of Collin

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (if on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860