Karen Johnson Davidson County
Batch# 816483 DEEDQC
03/07/2022 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220307-0025664

| Prepared By: | Record and Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | | Timothy John Young and<br>Donna Jean Young<br>408 Breeze Pt.<br>Hermitage, TN 37076-3639 |

Order Number: 103-2200519-TN

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Timothy John Young, married to Donna Jean Young,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Timothy John Young and Donna Jean Young, Husband and Wife,** as joint tenants with rights of survivorship, whose address is 408 Breeze Pt, Hermitage, TN 37076-3639, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 180 on the plan of Lakeshore, Phase Three-A, Resubdivision of Lots Nos. 180 and 184, of record in Plat Book 8250, Page 209, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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: 98-9-A-97CO
Street address of property: 408 Breeze Pt., Hermitage, TN 37076

Prior Instrument Reference by which Grantor(s) acquired title: Book 10517, Page 283 in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Virginia Greer, a widow, in Book 10517, Page 283 of the Register's Office, Davidson County, Tennessee the said Virginia Greer died testate on February 3, 1999, leaving a Last Will and Testament which was duly probated in the Chancery Court of Davidson County, Tennessee, and appointed Timothy John Young as Executor of the Estate of Virginia Greer and devised her interest in the property described herein to Timothy John Young.

WHEREAS, Letters Testamentary were granted on March 7, 2000, appointing Timothy John Young as Executor of the Estate of Virginia R. Greer, Estate No. 99-P-458, in Chancery Court of Davidson County, Tennessee.

Signed this 02 day of Feb, 2022.

Signature of Grantors:

Timothy John Young

Donna Jean Young

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 02 day of Feb, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Timothy John Young and Donna Jean Young, 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

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: 98-9-A-97CO
Street address of property: 408 Breeze Pt., Hermitage, TN 37076

Oath of Consideration

I or we, Timothy John Young
Donna Jean Young, 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 02 day of Feb, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 02 day of Feb, 2022.

Notary Public

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**FITCO**
103-2200519-TN

**Tennessee Certification of Electronic Document**

I, **Melonie Hoover**, 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 **February 02, 2022.**

Affiant Signature

February 09, 2022
Date

STATE OF **COLORADO**

COUNTY OF **DENVER**

Sworn to and subscribed before me this **February 09, 2022**

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023

Notary's Signature

MY COMMISSION EXPIRES: **March 07, 2023**