Karen Johnson Davidson County
Batch# 820460 DEEDQC
03/11/2022 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028897

QUITCLAIM DEED

FELICIA O. BROWN
Notary Public, State of Indiana
Marion County
SEAL
Commission Number NP0728769
My Commission Expires
September 15, 2028

STATE OF INDIANA
COUNTY OF Marion

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY 2022.

Notary Public Felicia O Brown

MY COMMISSION EXPIRES: 09.15.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John Rodgers, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stellar Realty Company, LLC	SAME	Map 0033, Group 3,
(NAME) 8828 Homady Ct.	(NAME)	Control Map B,
(ADDRESS) Indianapolis, IN 46239	(ADDRESS)	Parcel 80.00 R 000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meshia Sandifer Henderson, formerly known as Meshia R. Sandifer**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Stellar Realty Company, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 106, Final Plat, Dry Creek Farms, Phase 2, Section 2, according to survey and plat of same appearing of record in Instrument No. 20050825-0101280, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Meshia R. Sandifer, unmarried, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated March 3, 2006, of record in Instrument No. 20060307-0026047, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not the principal residence of the Grantor.

This is improved property known as 203 Ivy Hill Lane, Goodlettsville, Tennessee 37072

Witness my hand this 28th day of February, 2022.

Meshia R. Sandifer Henderson

STATE OF INDIANA

COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meshia R. Sandifer Henderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 28th day of February, 2022.

Commission expires: 09-15-2028

Felicia O Brown Notary Public

RETURN TO:
Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130

SEAL

FELICIA O. BROWN
Notary Public, State of Indiana
Marion County
Commission Number NP0728769
My Commission Expires
September 15, 2028

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 2/28/22 (date of document).

Affiant Signature

3/4/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of March, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY