Karen Johnson Davidson County
Batch# 821175 DEEDQC
03/14/2022 08:37:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220314-0029110

File Number: ORG-237063

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Sharon Ann Peters and **Eleanor Ann Hooten**, 2813 Buena Vista Pike , Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07002007200

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Eleanor Ann Hooten who acquired title as Eleanor A. Woodard and **Sharon Ann Peters who acquired title as Sharon A. Woodard**, as tenants-in-common, hereinafter grantors, whose tax-mailing address is **2813 Buena Vista Pike , Nashville, TN 37218**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Sharon Ann Peters** and **Eleanor Ann Hooten**, both unmarried, hereinafter grantees, whose tax mailing address is **2813 Buena Vista Pike , Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described premises is situated in the County of Davidson and State of Tennessee: Being Lot No. 20 on the Plan of Shawnwood, Section Three, as of record in Book 6050, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description. APN: 07002007200 Being the same premises conveyed from Mike Phillips, Trustee to Eleanor A. Woodard and Sharon A. Woodard, as tenants-in-common in a deed dated 11/12/1998 and recorded date 11/13/1998 in Instrument Number 0512268, Book 11203 , Page 978 of the official records.

Property Address is: 2813 Buena Vista Pike , Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 11203, Page 978 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07002007200

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 10.4, 2021:

Sharon Ann Peters

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10.4, 2021 by **Sharon Ann Peters** who is personally known to me or has produced D.L as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Executed by the undersigned on 10.4, 2021:

Eleanor Ann Hooten

Eleanor Ann Hooten

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10.4, 2021 by **Eleanor Ann Hooten** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

State of TN
County of Davi

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4 day of October, 20 21.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

(Seal)

Eleanor Ann Hooten
Affiant

Eleanor Ann Hooten
Print Name

Notary Public

My commission expires:

3424

Derek Truelove
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 10/1/2021 (date of document).

Alyssa Graham
Affiant Signature

10/1/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1ST day of OCT, 2021.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954