Karen Johnson Davidson County
Batch# 828412 DEEDQC
03/25/2022 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220325-0034481

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-6527-2022

QUITCLAIM DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of March, 2022.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shanna McEwen 3114 Hillside Road Nashville, TN 37207	Same as Address of New Owner	060-04-0-040

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Astrid I. Wegner,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Shanna McEwen** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Real Estate of William Phillips, deceased of record in Plat Book 57, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, according to a survey made by James A. Hamilton, Jr., surveyor, April 12, 1958, as follows:

Beginning on the Westerly margin of Hillside Road at a point being North 2 degrees 27' East 70 feet from a steel gin in the South boundary line of said Lot No. 2; thence with said Hillside Road North 2 degrees, 27' East 71.34 feet to an iron pin; thence North 85 degrees 30' West 165.05 feet to a corner post; thence South 4 degrees 30' West 71.25 feet; thence Easterly 167 feet, more or less, to the beginning.

Being the same property conveyed to Shanna McEwen, an unmarried woman and Astrid I. Wegner, a married man from Carolyn J. Joy, unmarried, by Warranty Deed dated 07/07/2017 and recorded 07/10/2017 in Instrument No. 20170710-0069343, Register's Office of said County.

WITNESS MY HAND, this 0 day of March, 2022.

Grantor

Astrid I. Wegner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, **Astrid I. Wegner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 8 day of March, 2020.

EFREN RAFAEL KISTLER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-1237-1
My Appt. Expires 2/4/2023

Notary Public

Efren Kistler

Printed Notary Name

My commission expires: 02/04/23

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/8/22 (date of document).

Jennifer L. Pennell

3/14/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of March, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022