Karen Johnson Davidson County
Batch# 850263 DEEDQC
05/04/2022 10:41:30 AM 5 pgs
Fees: $28.00 Taxes: $310.80
20220504-0051592

New owner

| Prepared By: | Record and Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| VidmarLaw, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | **CHURCHILL TITLE SOLUTIONS**<br>4501 Charlotte Park Drive<br>Suite 120<br>Charlotte, NC 28217 | Katelyn Phillips<br>88 Vaden Dr.<br>Nashville, TN 37211 |

Order Number: CTSL-101180TN

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Jeffrey Cruze, a single man and Katelyn Phillips, a single woman, ,** for Eighty-Four Thousand Dollars ($84,000.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Katelyn Phillips, a single woman,** whose address is 88 Vaden Dr., Nashville, TN 37211, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 223 on the Plan of Glencoe Acres, Section II, as of record in Book 1835, Pages 136, 137 and 138, Register's Office for said county, to which Plat reference is hereby made for a more complete and accurate 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: 133 04 0 022.00
Street address of property: 88 Vaden Dr., Nashville, TN 37211

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20200317-0029158 in the Register's Office, Davidson County, Tennessee.

Signed this 22 day of April 2022, 2022.

Signature of Grantor (1 of 2):

X _____
Jeffrey Cruze

STATE OF TN, COUNTY OF Davidson SS:

***BE IT REMEMBERED*** That on this 22 day of April, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jeffrey Cruze, 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 his 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




Signed this 22 day of April, 2022.

Signature of Grantor (2 of 2):

Katelyn Phillips

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 22 day of April, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Katelyn Phillips, 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 her 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.

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LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel Numbers: 133 04 0 022.00
Street address of property: 88 Vaden Dr., Nashville, TN 37211

Oath of Consideration

I or we, Katelyn Phillips, 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 $84,000.00.

Signed this 22 day of April, 2022.

Signatures of Affiant(s):

Katelyn Phillips

Sworn and subscribed before me this 22 day of April, 2022.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Certificate of Authenticity

I, Ana Valentina Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on April 22nd, 2022.

Date

Ana V Gomez

Affiant Signature

04/27/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 27 day of April, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires: 06/03/2026

Date

Notary's Seal (if on paper)