Karen Johnson Davidson County
Batch# 869007 DEEDQC
06/09/2022 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220609-0065823

This Instrument is Prepared By:
Taylor M. Davidson, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Chelsea Elise Steele **1501 Heritage View Blvd.,** **Madison, TN 37115**	**Chelsea Elise Steele** **1501 Heritage View Blvd.,** **Madison, TN 37115**	**04212009800**

THIS INSTRUMENT, made and entered into this 23rd day of May 2022, by and between **Earlie B. Steele,** *("Grantor")*, and **Chelsea Elise Steele,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **EARLIE B. STEELE,** Grantor, convey and quitclaim all of her interest and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, being Lot No. 66 on the Plat of Heritage View Subdivision, Section one of record in Plat Book 6900, Page 772, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Walter Steele and Earlie B. Steele, married, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of record in Record Book 1314, page 118, Register's Office for Sumner County, Tennessee.
>
> Walter Steele died on September 20, 2021. At the time of his death, the property was owned by Walter Steele and Earlie B. Steele, a married couple, as tenants by the entirety. By operation of Tennessee law, upon Walter Steele's death, all of Walter Steele's rights, title and interest passed automatically to Earlie B. Steele in fee simple absolute.

This is improved property known as **1501 Heritage View Blvd., Madison, Tennessee 37115.**

And now, **EARLIE B. STEELE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey *all of* her property interest into **CHELSEA ELISE STEELE.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **EARLIE B. STEELE,** have hereunto set her hand on this the 23rd day of May 2022

Earlie B. Steele

EARLIE B. STEELE, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EARLIE B. STEELE,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 23rd day of May 2022.

Notary Public

My Commission Expires: 7-1-2025

JAMES COBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-01-2025

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Chelsea E. Denty-Steele

Affiant/Grantee: **CHELSEA ELISE STEELE, *Grantee***

Subscribed and sworn to before me this 1 day of June 2022.

Janelli Guillen

Notary Public

My Commission Expires: 12/03/2024

JANELLI GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-03-2024

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 5/23/2022 (date of document).

Affiant Signature

6/2/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

