Karen Johnson Davidson County
Batch# 877057 DEEDQC
06/24/2022 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220624-0072220

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Netco Title Company 1061 Peruque Crossing Ct. Ofallon MO 63366	Mary Lorene Delius 313 Oriel Avenue Nashville, TN 37210

Order Number: NTN-1372431

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Lorene Delius, aka Mary Lorene Delius, widowed and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Mary Lorene Delius, a single woman,** whose address is 313 Oriel Avenue, Nashville, TN 37210, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the westerly 33 feet of Lot No. 92 and the easterly 17 feet of Lot No. 93 on the Map of Overhill City and W. H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in Book 352, Page 21, Register's Office for said County.

Said parts of said lots front together 50 feet on the southerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

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 other 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: 11901036800
Street address of property: 313 Oriel Avenue, Nashville, TN 37210

Prior Instrument Reference by which Grantor(s) acquired title: Book 5621 Page 859 in

the Register's Office, Davidson County, Tennessee.

WHEREAS, Charles E. Delius and Lorene Delius, Husband and Wife, held title to the property as presumed tenants by the entirety. Charles E. Delius, aka Charles Edward Delius died on December 6, 2020, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Lorene Delius, aka Mary Lorene Delius by operation of law as the surviving tenant by the entirety.

Signed this 1 day of June, 2022.

Signature of Grantor:

Mary Lorene Delius
Lorene Delius, aka
Mary Lorene Delius

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 1 day of June, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lorene Delius, aka Mary Lorene Delius, 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

My commission expires: Mary 17, 2023

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.

County Parcel Numbers: 11901036800
Street address of property: 313 Oriel Avenue, Nashville, TN 37210

Oath of Consideration

I or we, Mary Deline, 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 $10.00.

Signed this 1 day of June, 2022.

Signatures of Affiant(s):

Mary Beane Deline

Sworn and subscribed before me this 1 day of June, 2022.

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: May 17, 2023

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, 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 June 1, 2022 (date of document).

Affiant Signature

June 1, 2022
Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 1st day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: **01/14/2026**

NOTARY'S SEAL

JESSIE AREVALO
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 14567095
My Commission Expires 01-14-2026