Karen Johnson Davidson County
Batch# 909651 DEEDQC
08/30/2022 10:39:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220830-0097683

Commitment Number: TN30259
Seller's Loan Number: 4458965

After Recording Return To: Entrust Title Group
12545 W Burleigh Rd Suite 3
Brookfield, WI 53005

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
Sandra Demetrus Jones, 2537 BETHWOOD Drive, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07201003500

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Sandra Demetrus Jones FKA Sandra Hughes Jones, an unmarried widow, whose mailing address is **2537 BETHWOOD Drive, Nashville, TN 37207**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Sandra Demetrus Jones**, unmarried, hereinafter grantee, whose tax mailing address is **2537 BETHWOOD Drive, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2537 BETHWOOD Drive, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Special Warranty Deed recorded at Book 7895 , Page 910 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07201003500

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 Aug. 24 - 2022.

Sandra Demetrus Jones FKA Sandra Hughes Jones

Sandra Demetrus Jones FKA Sandra Hughes Jones

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 24, 2022 by **Sandra Demetrus Jones** who is personally known to me or has produced TN Drivers License 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 DENISE DELOZIER

MY COMMISSION EXPIRES:
July 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Davidson

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 $0.00 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 24th day of August, 2022.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Seal)

Sandra Demetrius Jones
Affiant

Sandra Demetrius Jones
Print Name

Notary Public

My commission expires:

July 26, 2025

Denise Delozier, Notary Public
Print Name

LEGAL DESCRIPTION – EXHIBIT "A"

LOCATED IN THE 12DZ-16509 CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

LOT NO. 105 ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 2, OF RECORD IN BOOK 4460, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 60 FEET ON THE SOUTHERLY MARGIN OF BETHWOOD DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 137 FEET TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 60 FEET.

Being the same property conveyed to Sandra Hughes Jones, an unmarried widow by Special Warranty Deed from Mary Alice Hughes, an unmarried widow of record as Instrument No. (book) 7895 / (page) 910 in the Register's Office for Davidson County, Tennessee, dated July 20, 1989 and recorded on July 24, 1989.

Being also known as 2537 BETHWOOD Drive, Nashville, TN 37207

PIN: 07201003500

Commonly Known As: 2537 BETHWOOD Drive, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Yusanie Martinez, 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 August 24, 2022 (date of document).

Affiant Signature

August 30, 2022
Date

State of Wisconsin

County of Waukesha

Sworn to and subscribed before me this 30th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/11/22

NOTARY'S SEAL

MARK A. GERBER NOTARY PUBLIC STATE OF WISCONSIN