Karen Johnson Davidson County
Batch# 922410 DEEDQC
09/28/2022 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220928-0107137

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	ClearEdge Title 2605 Enterprise Rd E, #270 Clearwater, FL 33759	Joshua Ray Anthony 409B North 35th Avenue Nashville, TN 37209

Order Number: C-TN853453

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Joshua Ray Anthony, married to Rushelle Shannita Anthony,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Joshua Ray Anthony, a married man, as his sole and separate property,** whose address is 409B North 35th Avenue, Nashville, TN 37209, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 108B on the Plan of Zone Lot Division of lot Nos. 107 and 108, W.R. Wilson Subdivision of record in Plat Book 6200, Page 730 amending Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete 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.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 730 amending Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.

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: 092-09-0-394.00
Street address of property: 409B North 35th Avenue, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20200225-0020852 in the Register's Office, Davidson County, Tennessee.

Signed this 22 day of Sept, 2022.

Signature of Grantor(s):

Joshua Ray Anthony

Rushelle Shannita Anthony

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22 day of Sept, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Joshua Ray Anthony and Rushelle Shannita Anthony, 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 their 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 Com Exp 09/02/24

ANN STATHOS BONNER 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.

County Parcel Numbers: 092-09-0-394.00
Street address of property: 409B North 35th Avenue, Nashville, TN 37209

Oath of Consideration

I or we, Joshua Ray Anthony, 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.

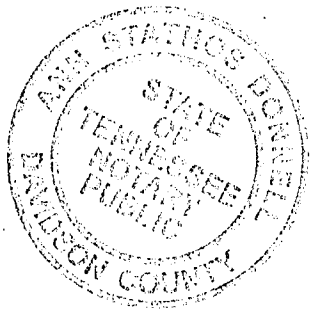
Signed this 22 day of Sept, 2022.

Signatures of Affiant(s):

Joshua Ray Anthony

Joshua Ray Anthony
Sworn and subscribed before me this 22 day of Sept, 2022.

Notary Public
my Com Exp 9/02/24



Certificate of Authenticity

I, Thuy Nguyen, 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 9/22/2022.

Date

Thuy Nguyen
Affiant Signature

9/26/2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 26 day of Sept, 2022.

Randi Meyer
Notary's Signature

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.

My Commission Expires: 06/25/2024
Date

Notary's Seal (if on paper)