Karen Johnson Davidson County
Batch# 931098 DEEDQC
10/18/2022 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221018-0113702

Prepared By:	When Recorded Mail to:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Transtar National Title 2301 W. Plano Pkwy, #105 Plano, Texas 75075 888-766-8500 File # 516909	Sean Alexander, Sabrina Alexander, and Judy A. Alexander 214 Bonnacliff Ct. Hermitage, Tennessee 37076

Exempt: 67-4-409(a)(4) Order Number: 516909

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sean Alexander and Sabrina Alexander, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Sean Alexander and Sabrina Alexander, Husband and Wife, and Judy A. Alexander, an unmarried woman,** as joint tenants, whose address is 214 Bonnacliff Ct., Hermitage, Tennessee 37076, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 858, on the Plan of Section Eight, Hermitage Hills, of record in Book 3600, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

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 all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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: 074-08-0-194.00
Street address of property: 214 Bonnacliff Ct., Hermitage, Tennessee 37076

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No.

20091029-0100106 in the Register's Office, Davidson County, Tennessee.

Signed this 30 day of Sept, 2022.

Signature of Grantors:

Sean Alexander

Sabrina Alexander

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of Sept, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sean Alexander and Sabrina Alexander 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 DONNELL
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: 074-08-0-194.00
Street address of property: 214 Bonnacliff Ct., Hermitage, Tennessee 37076

Oath of Consideration

I or we, Sabrina Alexander Sean Alexander 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~~ Ø.

Signed this 30 day of Sept, 2022.

Signatures of Affiant(s):

Sabrina Alexander

Sean Alexander

Sworn and ~~subscribed before~~ me this 30 day of Sept, 2022.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Com Exp 09/08/24

Copy Certification

I, Kathy Williams, 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 9-30-22 (date of document).

Kathy Williams

Affiant Signature

10-7-22

Date

State of TX

County of Collin

Sworn to and subscribed before me this 7th day of October, 2022.

Notary's Signature Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860

Notary's Seal (if on paper)