Karen Johnson Davidson County
Batch# 950284 DEEDQC
12/12/2022 10:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221212-0128653

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Candace Peecher Schellenberg
5404 Mainsail Lane
Hermitage, TN 37076

Send Tax Bill to:
New Owner

Map-Parcel Number:
098-09-0A 091.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2022.

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Notary Public

My Commission Expires:
5-21-2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CANDACE PEECHER SCHELLENBERG, UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CANDACE PEECHER SCHELLENBERG, UNMARRIED WOMAN, AND AYAX ARROYO, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE,** MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 5404 Mainsail Lane, Hermitage, TN 37076.

THIS DEED BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25 day of October, 2022.

Candace Peecher Schellenberg

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Candace Peecher Schellenberg,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of October, 2022.

My commission expires:_____ Notary Public

SEK CA
ACK

Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 208, on the Plan of Phase 2A, Lakeshore, as shown by plat appearing of record in Plat Book 7900, Page 425, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to the Grantor(s) by Deed of record in Instrument Number 20221027-0116544, in the Register's Office for Davidson County, Tennessee.

202212120128653

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 25th day of Oct, 2022,

by Candace Pleasant

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JACK M. PULLMAN
Notary Public - California
Los Angeles County
Commission # 2300268
My Comm. Expires Aug 4, 2023

(Notary Signature) (Official Notary Seal)

Title or Type of Document:

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/25/2022.

Affiant Signature

12/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202212120128653