This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 959329 DEEDQC
01/09/2023 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $710.40
20230109-0001726

State of Ohio }
County of Lucas

The actual consideration or value, whichever is greater for this transfer is: $192,000

Melanie S. Haddox
Affiant Signature

Subscribed and sworn to before me on this the 31 day of December 2022

Notary Public

My Commission expires 12/8/24

CASSIE GREULICH
Notary Public, State of Ohio
My Comm. Expires DECEMBER 08, 2026

NAME AND ADDRESS OF PROPERTY OWNER:
Melanie Haddox
2639 Upton Avenue,
Toledo, OH 43606

SEND TAX BILLS TO:
Melanie Haddox
2639 Upton Avenue,
Toledo, OH 43606
MAP AND PARCEL NUMBER: 16301006000

QUITCLAIM DEED

22NT01514

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Zaia Melanie Thombre, a married woman

By these presents do remise, release and **QUITCLAIM** unto

Melanie Haddox, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Antioch Woods, Section One, of record in Book 9700, Page 639, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property as conveyed to Zaia Melanie Thombre, a single woman by Warranty Deed from Derise Morthel, sole heir of the Estate of Shirley J. Morthel dated 07/29/2019 recorded 07/31/2019 in Book NA, Page NA, as Document Number 20190731-0075141, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4013 Moss Rd, Antioch, TN 37013-2911

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31 day of Dec, 2022

Zaia Melanie Thombre

Zaia Melanie Thombre

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zaia Melanie Thombre,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of DEC, 2022

Larry Cohen

Notary Public

My Commission expires: 10/02/2023

LARRY COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Melanie D. Haddox

Melanie Haddox

State of Ohio }
County of Lucas }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Melanie Haddox,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of December 2022

Cassie Greulich

Notary Public

My Commission expires: 12, 8, 26.

NOTARY PUBLIC STATE OF OHIO

CASSIE GREULICH
Notary Public, State of Ohio
My Comm. Expires DECEMBER 08, 2026

Tennessee Certification of Electronic Document

I, Shawn Steves 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 12/31/22 (date of document).

Affiant Signature

1-9-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of January, 2023

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025