After Recording ~~Return~~ mail to:
Karen T Chapman
421 Bonnawood Court
Hermitage TN 37076

Karen Johnson Davidson County
Batch# 972697 DEEDQC
02/21/2023 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230221-0012155

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
074 12 0 050.00

QUITCLAIM DEED

New Owner/ Property Being Conveyed
Karen T. Chapman
421 Bonnawood Court
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 26th day of January, 2023, between KAREN T. CHAPMAN, also known as Karen Towery Chapman, and known as Karen Lynn Towery Chapman, an unmarried woman, residing at 421 Bonnawood Court, Hermitage, TN 37076, and SHERRY TOWERY ACCARIA, formerly known as Sherry Denise Towery Parks, heirs of the Estate of Paul Edward Towery, Deceased, residing at 1507 Cove Street Fayettville TN 37334, collectively hereinafter referred to as "**Party of the First Part**" and KAREN TOWERY CHAPMAN, an unmarried woman, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 619 ON THE PLAN OF HERMITAGE HILLS, SECTION 6, AS OF RECORD IN BOOK 5387, PAGE 902, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 619 FRONTS 47.12 FEET ON THE SOUTHERLY MARGIN OF BONNAWOOD COURT AND RUNS BACK BETWEEN LINES MEASURING 160.3 FEET ON THE EASTERLY SIDE AND 135 FEET ON THE WESTERLY SIDE TO A LINE IN THE REAR ON WHICH IT MEASURES 180.89 FEET.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO KAREN TOWERY CHAPMAN FROM SHERRY TOWERY ACCARRDI, EXECUTOR FOR PAUL E. TOWERY ESTATE BY QUITCLAIM DEED DATED MAY 23, 2022 AND RECORDED JUNE 17, 2022 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN INSTRUMENT NO. 20220617-0069393.

PROPERTY ADDRESS: 421 Bonnawood Court, Hermitage, TN 37076
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Karen T. Chapman also known as Karen Towery Chapman and known as Karen Lynn Towery Chapman

KAREN T. CHAPMAN,
also known as Karen Towery Chapman,
and known as Karen Lynn Towery Chapman

~~SHERRY TOWERY ACCARRDI,~~
~~formerly known as Sherry Denise Towery Parks~~

STATE OF TENNESSEE }

COUNTY OF Davidson }

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

On this 26th day of Jan, 2023, before me personally appeared KAREN T. CHAPMAN, also known as Karen Towery Chapman, and known as Karen Lynn Towery Chapman ~~and SHERRY TOWERY ACCARRDI, formerly known as Sherry Denise Towery Parks~~ to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Karen R. Campbell
Notary Public My Commission Expires: Sept. 8, 2025

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Karen T. Chapman also known as Karen Towery Chapman and known as Karen Lynn Towery Chapman

KAREN T. CHAPMAN,
also known as Karen Towery Chapman,
and known as Karen Lynn Towery Chapman

~~SHERRY TOWERY ACCARRDI,~~
~~formerly known as Sherry Denise Towery Parks~~

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Subscribed and sworn to before me this 26th day of January, 2023.

Karen R. Campbell
Notary Public My Commission Expires: Sept. 8, 2025

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

BEING THE SAME PROPERTY CONVEYED TO KAREN TOWERY CHAPMAN FROM SHERRY TOWERY ACCARRDI, EXECUTOR FOR PAUL E. TOWERY ESTATE BY QUITCLAIM DEED DATED MAY 23, 2022 AND RECORDED JUNE 17, 2022 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN INSTRUMENT NO. 20220617-0069393.

PROPERTY ADDRESS: 421 Bonnawood Court, Hermitage, TN 37076
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Signed in counterpart
KAREN T. CHAPMAN,
also known as Karen Towery Chapman,
and known as Karen Lynn Towery Chapman

Sherry Towery Accaria
SHERRY TOWERY ~~ACCARRDI,~~ ACCARIA STA
formerly known as Sherry Denise Towery Parks

STATE OF TENNESSEE }
COUNTY OF Lincoln }

On this 26 day of January, 2023, before me personally appeared ~~KAREN T. CHAPMAN, also known as Karen Towery Chapman, and known as Karen Lynn Towery Chapman and~~ SHERRY TOWERY ~~ACCARRDI,~~ formerly known as Sherry Denise Towery Parks to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

ACCARIA EJP

Erin Jocelyn Dawe
Notary Public My Commission Expires: 05/02/2026

ERIN JOCELYN DAWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
My Comm. Expires 5/2/2026

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Signed in counterpart
KAREN T. CHAPMAN,
also known as Karen Towery Chapman,
and known as Karen Lynn Towery Chapman

Sherry Towery Accaria
SHERRY TOWERY ~~ACCARRDI,~~ ACCARIA STA
formerly known as Sherry Denise Towery Parks

Subscribed and sworn to before me this 26 day of January, 2023.

Erin Jocelyn Dawe
Notary Public My Commission Expires: 05/02/2026

ERIN JOCELYN DAWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
My Comm. Expires 5/2/2026

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 01/26/2023 (date of document).

Affiant Signature

02/06/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 6th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

