Karen Johnson Davidson County
Batch# 978230 DEEDQC
03/08/2023 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $18.50
20230308-0016705

New Owner
Tevin Dewees
208 Burgandy Hill Rd
Nashville TN 37211

Send tax bills to:
New Owner.

PREPARED BY:
MCBRIEN|ARMISTEAD LAW GROUP, PLLC
Cathryn R. Armistead (BPR# 34698)
1050 Hamilton Station Blvd Suite 200
Lebanon, Tennessee 37087

MAP & PARCEL #
136 10 0B 048.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand Dollars ($5,000) cash in hand paid, the receipt of which is hereby acknowledged, **PATRICE LADONNA DEWEES**, a single woman, (hereinafter known as the "Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TEVIN DEWEES** ("Grantees") their successors and assigns, forever, her one third share in the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39, Unit 39-A, Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest of record in Plat Book 5200, Page 626, amended in Plat Book 5200, page 627, and in Book 6250, page 49, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed by warranty deed between Grantor Terry Cook, and Grantee, Daryl DeWees, recorded on July 3, 2017 as Instrument Number 20170703-0067014. Said Instrument having contained an error in the legal description, corrected by Affidavit of Scrivener's Error recorded on January 10, 2023 as Instrument Number 20230110-0002182.

Being the same property that passed by operation of law subject to the Affidavit of Heirship recorded on March 8 2023, as Instrument Numbers 20230308-0016538, 20230308-0016536 and 20230308-0016537. CM

Being also known as 3538 Seneca Forest Drive, Nashville Tennessee 37217.

This conveyance is made subject to all visible easements, rights of way, and any and all restrictions, existing roadways, easements and rights of way of record.

IN WITNESS WHEREOF Grantor has executed or caused this instrument to be executed by its duly authorized representative this 28 day of February 2023

Patrice Ladonna Dewees, *Grantor*

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrice Ladonna Dewees whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day February 2023.

Notary Public
My Commission Expires: 07/06/2026

LOUISA LEA SMITH NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/06/2026 WILLIAMSON COUNTY

Affidavit:

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $5,000.

Martha S. Whitman
Affiant:

STATE OF TENNESSEE)
COUNTY OF Wilson)

Subscribed and sworn before me this the 2nd day of March, 2023.

SHEILA J. HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 11-4-2023

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, 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 February 28, 2023.

Teresa Morgan 3/8/2023

TERESA MORGAN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on March 8, 2023.

Notary's Signature

My Commission Expires: July 3, 2023

Notary's Seal:

