Karen Johnson Davidson County
Batch# 998195 DEEDQC
05/01/2023 11 24 08 AM 2 pgs
Fees $12 00 Taxes $0 00
20230501-0031917

THIS INSTRUMENT PREPARED BY

J KASEY TALBOTT, Attorney at Law
Centerpoint Group Law Firm
805 S. Church St , Suite 11
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNERS

Peggy Ast
~~4023 Shufeld Court~~ 107 Hickory St.
~~Antioch~~, ~~TN 37013~~ LaVergne, TN 37086
SEND TAX BILLS TO SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CENTERPOINT GROUP LAW FIRM, AND ITS ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map and Parcel No. 148-14-285)

THIS INSTRUMENT made and entered into on this the 20th day of April, 2023, by and between, **LAURA ODEL** ("Grantor"), and **PEGGY AST**, ("Grantee"),

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1 00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

Being Lot No 23A, of the Zone Lot Division of Lots No 22 and 23 of Colewood Acres, Section 5, as of record in Plat Book 6250, Page 617, amending Book 5200, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frederick D Hinkle, Jr , by Deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C , as shown of record in Book 7845, page 811, Register's Office for Rutherford County, Tennessee. Frederick D Hinkle, Jr. died intestate on January 23, 2023 leaving Laura Odel as his sole surviving heir at law See Affidavit of Heirship of record Instrument No 20230501-0031916 said Register's Office

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 4023 Shufeld Court, Antioch, Tennessee 37013

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 20th day of April, 2023.

Laura B. Odel
LAURA ODEL

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Laura Odel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of April, 2023.

J. Kasey Talbott
Notary Public

My Commission Expires. April 19, 2025

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0

Affiant

Sworn to and subscribed before me this 20th day of April 2023

Notary Public

My Commission Expires: April 19, 2025

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN