Karen Johnson Davidson County
Batch# 1024524 DEEDQC
07/10/2023 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230710-0052632

Quit Claim Deed

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2023.

Notary Public

MY COMMISION EXPIRES 7-22-25
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Nations Financial Services 9001 W 67th Street, Merriam, KS 66202 913-383-0202

23WR07659
File No.: 23NL04663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sarah Monte and Daryl Pace	**Sarah Monte and Daryl Pace**	**044 10 0 012.00**
(NAME) **1304 Donelson Ave**	(NAME) **1304 Donelson Ave**	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Old Hickory, TN 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, ~~AND OTHER GOOD AND VALUABLE CONSIDERATIONS~~, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sarah Monte and Daryl Pace, now married to each other,** whose mailing address is **1304 Donelson Ave, Old Hickory, TN 37138,** HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED AND CONVEYED UNTO, **Sarah Monte and Daryl Pace, a married couple as joint tenants,** whose mailing address is **1304 Donelson Ave, Old Hickory, TN 37138,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 8 on the Plat of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948 in Book 1424, Page 76 in Register's Office for Davidson County, Tennessee, fronting 90 ft. on Donelson Avenue and containing 0.63 acres, more or less; Subject to and/or reserving two special utility easements; One 10 ft. wide for electricity and/or telephone and one 10 ft. wide for sewer line and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the grantor. If special easements are abandoned for the purpose to which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purposes. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Sarah Monte and Daryl Pace, both of whom are unmarried persons, as joint tenants with express right of survivorship by Warranty Deed from Covenant Home Buyers., LLC, a Tennessee limited liability company as recorded 10/18/2018 in Book NA at Page NA as Document 20181018-0103376.

Commonly Known As: 1304 Donelson Ave, Old Hickory, TN 37138

Tax ID: 044 10 0 012.00

NOTE: Deed prepared with 0.00 consideration to update marital status.

This improved/ unimproved property known as:

1304 Donelson Ave, Old Hickory, TN 37138
(House Number)(Street)(City or Town)(Postal Zip)

Quit Claim Deed

Witness my hand this 28 day of June, 2023.

Sarah Monte

Sarah Monte

Daryl Pace

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Sarah Monte and Daryl Pace**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Davidson Co, Tennessee, this the 28 day of June, 2023.

Notary Public

Gail L. Farley

Printed Name
My Commission expires: 7-22-25

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration given for this conveyance is $-0-

Affiant

Witness my hand and official seal at the office in Davidson Co, Tennessee, this the 28 day of June, 2023.

Notary Public

Gail L. Farley

Printed Name
My Commission expires: 7-22-25

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFTER RECORDING RETURN TO:
Nations Lending Services IWWR, inc.
9001 W 67th Street
Merriam, KS 66202

Tennessee Certification of Electronic Document

23WR07659

QCD

I, C. RICHARD GOINS, 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 06/28/2023 (date of document).

Affiant Signature

07/10/2023
Date

State of KANSAS

County of Johnson

Sworn to and subscribed before me this 10 day of JULY, 2023.

Holly L Vielhauer
Notary Public State of Kansas
My Appt Expires 03-27-2024

Notary's Signature

MY COMMISSION EXPIRES: 03-27-2024

NOTARY'S SEAL