Karen Johnson Davidson County
Batch# 1028640 DEEDQC
07/20/2023 11:52:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20230720-0055987

Recordation Requested By/Return to:
STEWART TITLE - ASSUMPTIONS
500 N BROADWAY STE 900
SAINT LOUIS, MO 63102
File No. WFRASM23584117

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
AUSTIN AND EMMA DECKER	AUSTIN AND EMMA DECKER	150 09 0B 516.00
516 FOREST POINTE PLACE ANTIOCH, TN 37013	516 FOREST POINTE PLACE ANTIOCH, TN 37013	

Executed this 14 day of July 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MARSHA DECKER AND DAVID DECKER, WIFE AND HUSBAND, AND AUSTIN B. DECKER, A MARRIED PERSON, WHO ACQUIRED TITLE AS AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **AUSTIN B. DECKER AND EMMA LYNN DECKER, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 516 of Forest Pointe Condominiums, a Condominium Development as set forth in Plat Book 7900, page 281 and as depicted and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the master Deed establishing Forest Pointe Condominiums of record in Book 7801, page 463 as amended in Book 8050, page 853 and Instrument Number 20030712-0097022, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bu-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same premises conveyed to MARSHA DECKER AND DAVID DECKER, WIFE AND HUSBAND AND AUSTIN B. DECKER, AN UNMARRIED MAN, from MARSHA DECKER AND DAVID DECKER, WIFE AND HUSBAND by Deed dated 08/05/2015, and recorded on 08/18/2015, as Instrument No., 20150818-0083097, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 516 FOREST POINTE PLACE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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 my hand this 14 day of July, 2023.

MARSHA DECKER **DAVID DECKER**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Anne Collins of the state and county mentioned, personally appeared **MARSHA DECKER AND DAVID DECKER** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Anne Collins
My Commission Expires: 11-6-2023

Witness my hand this 14 day of July, 2023.

AUSTIN B. DECKER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Anne Collins of the state and county mentioned, personally appeared **AUSTIN B. DECKER** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Anne Collins
My Commission Expires: 11-6-2023

VALUATION AFFIDAVIT

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 $0.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 14 day of July, 2023

Notary Public
My commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 150 (BOOK) - 090B (MAP) - 516.00 (PARCEL) - ____ (SPLIT LETTER)

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
Marsha Decker & David Decker, h/w & Austin B. Decker
851 Oak Mill Lane a married person
Imperial, MO 63052

3. (a) BUYER'S NAME AND ADDRESS:
Austin B. Decker & Emma Lynn Decker, married to eachother
516 Forest Pointe Place
Antioch, TN 37013

(b) Are the Buyer and Seller related? Yes ☒ No ☐
If Yes, state relationship: Parent & Child and Child-in-law & Parent-in-law

4. ADDRESS OF PROPERTY:
516 Forest Pointe Place, Antioch, TN 37013

5. MAIL TAX BILL TO:
Austin B. Decker and Emma Lynn Decker
516 Forest Pointe Place
Antioch, TN 37013

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☒ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."** ☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: 1

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 71,071 00

12. DATE OF SALE (Numeric Digits): 07/23 (Month / Year)

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ 00

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☒ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Beth Nease, Stewart Title
500 N. Broadway, Suite 900
St. Louis, MO 63102 Phone 314-236-8676

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
see attached legal

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent Beth Nease, Stewart Title
State of Missouri, County of St. Louis
Subscribed and sworn to before me on this 18 day of July 20 23
Notary Public Darren W. Watt
Notary Expiration Date 7/12/2026

Signature of Buyer/Agent Beth Nease, Stewart Title
State of Missouri, County of St. Louis
Subscribed and sworn to before me on this 18 day of July 20 23
Notary Public Darren W. Watt
Notary Expiration Date 7/12/2026

DARREN W. WATT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Jul. 12, 2026
Commission #22966804

DARREN W. WATT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Jul. 12, 2026
Commission #22966804

EXHIBIT "A"

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Parcel Number: 150 09 0B 516.00

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Property known as, 516 FOREST POINTE PLACE, ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 JULY 14, 2023 (date of document).

Cheri Hackethal
Affiant Signature

JULY 14, 2023
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 14th day of JULY, 2023.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097