Karen Johnson Davidson County
Batch# 1032812 DEEDQC
07/31/2023 03:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230731-0059069

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Netco Title Company 10091 Peruque Crossing Ct. Dfallon MO 63366	Cheryl Mitchell-Haynes and Brenda Mitchell 5320 Sunnyvale Drive Antioch, TN 37013

Order Number: NTN-1389223

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Cheryl S. Haynes, a/k/a Cheryl Mitchell-Haynes and Brenda L. Mitchell, a/k/a Brenda Mitchell, a married couple,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Cheryl Mitchell-Haynes and Brenda Mitchell, a married couple,** as joint tenants with right of survivorship, whose address is 5320 Sunnyvale Drive, Antioch, TN 37013, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 137, on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 885, 886 and 887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters of record in Plat Book 6900, Pages 885-887, Register's Office for Davidson County, Tennessee.

Subject to Amended and Re-stated Restrictive Covenants of record in Book 9678, Page 187, Register's Office for Davidson County, Tennessee.

Subject to Bylaws of Hickory Woods Homeowners Association of record in Book 7932, Page 648, as corrected in Book 9616, Page 470, Book 9616, Page 477, and Book 9678,Ppage 213, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 175-05-0B-042.00
Street address of property: 5320 Sunnyvale Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Book 1066,5 Page 330 in the Register's Office, Davidson County, Tennessee.

Signed this 26th day of July, 2023

Signature of Grantor(s):

Cheryl S. Haynes, a/k/a Cheryl Mitchell-Haynes

Brenda L. Mitchell, a/k/a Brenda Mitchell

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26th day of July, 2023, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Cheryl S. Haynes, a/k/a Cheryl Mitchell-Haynes and Brenda L. Mitchell, a/k/a Brenda Mitchell known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MIREILLE J. CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Mar. 6, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 175-05-0B-042.00
Street address of property: 5320 Sunnyvale Drive, Antioch, TN 37013

Oath of Consideration

I or we, Pamela Nisbet the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 20th day of July, 2023

Signatures of Affiant(s):

Sworn and subscribed before me this 20th day of July, 2023

Notary Public

FRANCES MEINE
Notary Public-Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Jan. 30, 2026
Commission # 22630412

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, 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 26, 2023 (date of document).

Affiant Signature

July 26, 2023
Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 26th day of July 2023.

Notary's Signature

MY COMMISSION EXPIRES: **01/14/2026**

NOTARY'S SEAL

JESSIE AREVALO
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 14567095
My Commission Expires 01-14-2026