Karen Johnson Davidson County
Batch# 1039880 DEEDQC
08/18/2023 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230818-0064498

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Westcor Land Title Insurance Company,
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: VYL-TN-RF-1454851

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Donald Hathaway	Donald Hathaway	051 03 0 144.00
909 Vantrease Road	909 Vantrease Road	
Madison, TN 37115	Madison, TN 37115	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DONALD HATHAWAY, now a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DONALD HATHAWAY, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 909 Vantrease Road, Madison, TN 37115, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County. Tennessee, being Lot No. 62 on the Map of Stratton Heights, as of record in Book 1835, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 051 03 0 144.00

Being the same property conveyed unto Donald Hathaway, unmarried, by Deed dated 09/20/2007 and recorded 09/27/2007, in Instrument No. 20070927-0115502, in the Office of the Recorder of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 909 Vantrease Road, Madison, TN 37115.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of August, 2023.

Donald Hathaway

DONALD HATHAWAY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DONALD HATHWAY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 12 day of August, 2023.

Notary Public
My Commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Donald Hathaway

DONALD HATHAWAY

Subscribed and sworn to before me this 12 day of August, 2023.

Notary Public
My Commission expires: 11-6-2023

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.



Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 08/12/2023 (date of document).

Affiant Signature

08/18/2023
Date

State of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 18 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 03-19-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2027
Commission number 1347499
Member, Pennsylvania Association of Notaries