Karen Johnson Davidson County
Batch# 1053967 DEEDQC
09/26/2023 09:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230926-0075402

This instrument prepared by VidmarLaw, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 106127TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Stephen B. McDonald f/k/a Stephen B. McDonald, Sr.** and **Po Chu McDonald , Husband and Wife**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Stephen B. McDonald** and **Po Chu McDonald, Husband and Wife,** as tenants by the entireties, whose address is 608 Betty Lou Dr, Madison, TN 37115, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 5 on The Plan of Cumberland Bend as shown on the plan of record in Instrument No. 20091231-0118971 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

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 restrictions of record at Instrument No. 20080507-0047106 Register's office for Davidson County, Tennessee, Said Restrictions having been revoked and new restrictions added by Instrument of record in Instrument No. 201000331- 0024184, said Register's Office.
Subject to plan of record in Instrument No. 20091231-0118971 Register's Office for

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Davidson County, Tennessee.

Subject to all matters of record in Plat Book 332, Page 51, Book 421, Page 42 and Book 421, Page 74, said Register's Office.

Subject to sanitary sewer easement in Instrument No. 20060531-0063526, said Register's Office.

Subject to Sewer and Drainage Easement to Metropolitan Government of record in Book 4854, Page 658 and Instrument No. 20070323-0035160, said Register's Office.

Subject to Storm Water Detention Agreement in Instrument No. 20060727-0090943, said Register's Office.

Subject to Easement to NES in Book 8825, Page 546, said Register's Office.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in the Declaration of Covenants, Conditions and Restrictions.

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

County Parcel number: 034 14 0A 005.00
Street address of property: 608 Betty Lou Drive, Madison, TN 37115
Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20101201-0095432 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Stephen B. McDonald and Po Chu McDonald, 608 Betty Lou Drive, Madison, TN 37115



PCL106127TNDQTC01010204

Signed this 19th day of September, 2023.

Signatures of Grantors:

Stephen B. McDonald,
f/k/a Stephen B. McDonald, Sr.

Po Chu McDonald

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 19th day of September, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Stephen B. McDonald, f/k/a Stephen B. McDonald Sr. and Po Chu McDonald, 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

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

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Property Address: 608 Betty Lou Drive, Madison, TN 37115
Tax Parcel: 034 14 0A 005.00

Oath of Consideration

I or we, Stephen B. McDonald and Po Chu McDonald, 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 $ 0.

Signed this 19th day of September, 2023.

Signatures of Affiant(s):

Stephen B. McDonald

Po Chu McDonald

Sworn and subscribed before me this 19th day of September, 2023

Notary Public

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

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Tennessee Certification of Electronic Document

I, Candice Weyant, 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 9-19-23 (date of document).

Candice Weyant
Affiant Signature

9-26-23
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 26 day of September, 2023.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL