Karen Johnson Davidson County
Batch# 1061555 DEEDQC
10/17/2023 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231017-0081494

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	Record and Return to: Madison Settlement Services-Pittsburgh, LLC 200 High Tower Boulevard, Suite 400 Pittsburgh, PA 15205 412-465-1414	Joyce Horton and Natasha Horton 301 Westchester Drive, Madison, Tennessee 37115

Order Number: PIT130447

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Joyce Horton and Rodney Horton, Wife and Husband,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Joyce Horton, a married woman, and Natasha Horton, an unmarried woman, as joint tenants with right of survivorship,** whose address is 301 Westchester Drive, Madison, Tennessee 37115, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Beginning at a point in the existing north margin of Chadwell Drive, said point being 307.33 feet right of I-65 proposed centerline station 426+78.15; thence with said existing north margin westerly 158 feet more or less to a point, said point being 148.98 feet right of I-65 proposed centerline station 426+92.90; thence with the existing east margin of I-65 northerly 39 feet more or less to a point, said point being 148.93 feet right of I-65 proposed centerline station 427+29.47; thence with the proposed northeast margin of Chadwell Drive South 62 degrees 03 minutes 39 seconds East 167.47 feet to the point of beginning, containing 3006 square feet and being part of the same property conveyed by Jesse K. Cabler and wife, Janice P. Cabler to Joyce Horton and Rodney Horton as of record in Instrument Number 20010328-003002, Register's Office for Davidson County, Tennessee.

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 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: Tax Map 51-02 Parcel 9
Street address of property: 301 Westchester Drive, Madison, Tennessee 37115

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20020311-0029860 in the Register's Office, Davidson County, Tennessee.

Signed this 12 day of October, 2023

Signature of Grantor(s):

Joyce Horton

Rodney Horton

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 12 day of October, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Joyce Horton and Rodney Horton 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

Exp. 4.23.2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

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: Tax Map 51-02 Parcel 9
Street address of property: 301 Westchester Drive, Madison, Tennessee 37115

Oath of Consideration

I or (we) Joyce Horton Rodney Horton, 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 $ 1.00.

Signed this 12 day of October, 2023

Signatures of Affiant(s):

Joyce Horton / Rodney Horton

Sworn and subscribed before me this 12 day of October, 2023

Norman Kantrowitz
Notary Public
Exp. 4.23.2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

202310170081494

Tennessee Certification of Electronic Document

I, CYNTHIA L. SHIMEK, 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 October 12, 2023 (date of document).

Cynthia L Shimek
Affiant Signature

October 13, 2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 13th day of October, 2023.

CYNTHIA L. SHIMEK

Commonwealth of Pennsylvania - Notary Seal
James R. Wiesner, Notary Public
Allegheny County
My commission expires September 29, 2025
Commission number 1178602
Member, Pennsylvania Association of Notaries

James R. Wiesner
Notary's Signature

MY COMMISSION EXPIRES: 9-29-2025

NOTARY'S SEAL