This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1081768 DEEDQC
12/14/2023 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231214-0096504

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14 day of December, 2023

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Sheryl Aline Meguiar & Charles Allan Meguiar
509 South Stonegate Drive,
Antioch, TN 37013
SEND TAX BILLS TO:
Sheryl Aline Meguiar & Charles Allan Meguiar
509 South Stonegate Drive,
Antioch, TN 37013
MAP AND PARCEL NUMBER: 165130A07000CO

QUITCLAIM DEED

23NT01133

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Sheryl A. Short

By these presents do remise, release and **QUITCLAIM** unto

Sheryl Aline Meguiar & Charles Allan Meguiar, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 340 on the Plan of Section 5, Peppertree Forest, P.U.D. as of record in Plat Book 7900, Page 499, Register's Office for said Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Sheryl A. Short, from Dena M. Johnson, a/k/a Dena Adkins Johnson, unmarried, by Warranty Deed dated 03/31/2003 and recorded 05/08/2003 in Instrument No. 20030508-0061625, Register's Office of said County.

This is an improved property commonly known as: 509 S Stonegate Dr, Antioch, TN 37013-1653

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 our hands this 16 day of November, 2023.

Sheryl A Short nka Sheryl Aline Meguiar

Sheryl A Short nka Sheryl Aline Meguiar

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sheryl A Short nka Sheryl Aline Meguiar**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of November, 2023.

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Charles Allan Meguiar

Charles Allan Meguiar

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Charles Allan Meguiar**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of November 2023.

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202312140096504

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/16/2023 (date of document).

Affiant Signature

12/14/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of December, 2023

(SEAL)

Anna Bates
Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025