Karen Johnson Davidson County
Batch# 1082405 DEEDQC
12/14/2023 04:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231214-0096701

THIS INSTRUMENT PREPARED BY:
Matthew Lucas
National Signing Solutions, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Lavona R Sadler
2539 Stinson Road
Nashville, TN 37214

Property Tax ID#: 084-16-0-050
File #: TN918777

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **LAVONA RUTH SADLER, A/K/A LAVONA R. SADLER, UNMARRIED**, as Grantor, hereby convey all rights, titles and interests that we may have in to **LAVONA RUTH SADLER, UNMARRIED, BROOKE ASHLEY FOWLER AND JUSTIN DANIEL FOWLER, WIFE AND HUSBAND, AND ANTHONY ALLEN WILLIAMS, UNMARRIED,** all as joint tenants with right of survivorship, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 084-16-0-050

Property Address: 2539 Stinson Road, Nashville, TN 37214

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 8th day of Dec, 2023

Lavona Ruth Sadler AKA Lavona R. Sadler
LAVONA RUTH SADLER
A/K/A LAVONA R. SADLER

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, LAVONA RUTH SADLER, A/K/A LAVONA R. SADLER, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2023

Notary Public Starr Ashonda Mosley
My Commission expires: 3/3/2026

STARR ASHONDA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP: 03/03/2026

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Lavona Ruth Sadler
LAVONA RUTH SADLER

Subscribed and sworn to before me this the 8th day of December, 2023.

Notary Starr Ashonda Mosley
My Commission expires: 3/3/2026

STARR ASHONDA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP: 03/03/2026

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

Lot No. 19, on the Plan of Hargis Heights, of record in Plat Book 974, page 82, Register's Office for Davidson County, Tennessee, to to which plat reference is hereby made for a more complete description

Being the same property conveyed to Lavona R Sadler by Warranty Deed from Bradley S Raffield and wife Sue A Raffield dated 6/2/92 and filed for record on 6/8/92 of record in Book 8645, page 889, said Register's Office for Davidson County

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 12/8/2023 *(date of document)*.

Affiant Signature

December 8, 2023
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 8 day of December 2023, by *Darell Near*.

Notary Signature

My Commission Expires: 8/14/2026

Notary Seal (if on paper)

RACHEL LANGHOUT
Notary Public - State of Florida
Commission # HH 290704
My Comm. Expires Aug 14, 2026
Bonded through National Notary Assn.