Karen Johnson Davidson County
Batch# 1107637 DEEDQC
03/06/2024 08:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240306-0015439

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

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

Order Number: 107115TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **MICHAEL JOSEPH KROGER**, married and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **MICHAEL JOSEPH KROGER** and **CONNIE KROGER**, married to each other, whose address is 4676 Fanning Drive, Antioch, TN 37013, as tenants by the entirety, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Hazelwood, Section VI, as of record in Book 3842, Page 103, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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

County Parcel number: 148 12 0 149.00
Street address of property: 4676 Fanning Drive, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Book 7686, Page 352 in the Register's Office, Davidson County, Tennessee.

PCL107115TNDQTC01010104

Mail Tax Statements to: Michael Joseph Kroger and Connie Kroger, 4676 Fanning Drive, Antioch, TN 37013

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PCL107115TNDQTC01010204

Signed this 29th day of February, 2024,

Signature(s) of Grantor(s):

Michael Joseph Kroger

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 29th day of February, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Michael Joseph Kroger**, 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 his/her/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

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.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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OATH OF CONSIDERATION

I or (we) Michael Joseph Kroger and Connie Kroger, 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 $0.00.

Signed this 29th day of February, 2024,

Signatures of Affiant(s):

Michael Joseph Kroger

Connie Kroger

Sworn and subscribed before me this 29th day of February, 2024.

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PCL107115TNDQTC01010404

Tennessee Certification of Electronic Document

I, Amber Sallings, 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 2/29/2024 (date of document).

Amber Sallings
Affiant Signature

3/5/2024
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 5 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

