Karen Johnson Davidson County
Batch# 1139853 DEEDQC
05/28/2024 01:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240528-0039434

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

Record and Return to: Angela M. Moseley and Garfield St. Vincent, 5132 Greer Station Dr, Hermitage, TN 37076

Order Number: 73923576

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **ANGELA M. MOSELEY a/k/a ANGELA MOSELEY,** married, for Ten Dollars and Zero Cents ($10.00) 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), **ANGELA M. MOSELEY** and **GARFIELD ST. VINCENT,** married to each other, as joint tenants with right of survivorship, whose address is 5132 Greer Station Dr, Hermitage, TN 37076, 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 KNOWN AS LOT NO. 134 OF SECTION TWO, GREER MEADOWS OF CEDAR CREEK, OF RECORD IN BOOK 9700, PAGE 601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL 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: 075 12 0A 093.00
Street address of property: 5132 Greer Station Dr, Hermitage, TN 37076

PCL 73923576 QC101 01 01 03

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20150626-0061736 and 20221213-0129274 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Angela M. Moseley and Garfield St. Vincent, 5132 Greer Station Dr, Hermitage, TN 37076

Signed this 20 day of May, 2024,

Signature(s) of Grantor(s):

Angela M. Moseley
Angela M. Moseley
a/k/a Angela Moseley

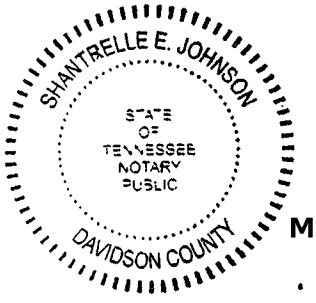
STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20 day of May, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Angela M. Moseley a/k/a Angela Moseley**, 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.

Shantrelle Johnson
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.



My Commission Expires: 09/02/2024

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OATH OF CONSIDERATION

I or we, Angela M. Moseley and Garfield St. Vincent, 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 20 day of May, 2024,

Signatures of Affiant(s):

Angela M. Moseley

Garfield St. Vincent

Sworn and subscribed before me this 20 day of May, 2024

Notary Public

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/02/2024

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202405280039434

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT NO. 134 OF SECTION TWO, GREER MEADOWS OF CEDAR CREEK, OF RECORD IN BOOK 9700, PAGE 601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING the same property conveyed to ANGELA M. MOSELEY and GARFIELD ST. VINCENT, married to each other, as joint tenants with right of survivorship, by ANGELA M. MOSELEY a/k/a ANGELA MOSELEY, married, by Deed dated _____, and recorded on _____, in Book _____ at Page _____ in the Office of the Registrar of Deeds for Davidson County, TN.

TAX ID No.: 075 12 0A 093.00

Commonly known as 5132 Greer Station Dr, Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, Sam Rider, 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 5/20/2024 (date of document).

Affiant Signature

May 23, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE