QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1146747 DEEDQC
06/13/2024 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240613-0044314

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24630454

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Joseph S. Vetter**
Address of New Owner(s): **2573 Kanlow Drive, Antioch, TN 37013**

Property ID NUMBER: 174110A36700CO

THIS INDENTURE, made and entered into this 31 day of May, 2024, by and between **Kimberly D. Medlin fka Kimberly D. Vetter, a single Woman,** party of the first part, and **Joseph S. Vetter, a single Man,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 284, ON THE FINAL PLAT, CANE RIDGE FARMS, PHASE SIX, SECTION ONE, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050209-0015098, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

For Information Purposes Only:

Being the same property conveyed to Joseph S. Vetter and Kimberly D. Vetter, husband and wife, by deed dated December 9, 2005 and recorded on December 9, 2005 in Deed Instrument/Case No. 20051221-0152975, in the County Clerk's Office.

TMS: 174110A36700CO

Property Address: 2573 Kanlow Drive, Antioch, TN 37013

MCD 73954452 QC101 01 0404

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

WITNESS the signature of the said party of the first part the day and year first above written.

Kimberly D. Medlin

Kimberly D. Medlin

STATE OF Tennessee

COUNTY OF Williamson **Acknowledgement**

On this 31 day of May, 2024, before me personally appeared Kimberly D. Medlin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 31 day of May 2024

John P Barton

Signature of Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MAR 08 2028

MCD 73954452 QC101 01 0404

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $271,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(6)**

Affiant

Subscribed and sworn to before me this 31 day of May 2024.

Notary Public Signature

My commission expires: MAR 08 2028

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73954452 QC101 01 0404

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 5/31/2024 (date of document).

Affiant Signature

Jun 11, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 11 day of June, 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