Karen Johnson Davidson County
Batch# 1152293 DEEDQC
06/28/2024 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20240628-0048570

This instrument prepared from information provided by the parties without opinion of title by Daniel L. Wischhof, Attorney, 124 Long Hollow Pike, Goodlettsville, TN 37072

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR NOS.:
Larry Jordan	Same	Map 150-7
7773 Old Springfield Pk.		Parcel 235.00
Goodlettsville, TN 37072		

QUITCLAIM DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **DOUGLAS BLATCH,** by these presents transfer and convey unto **LARRY V. JORDAN,** Grantee, all of my right, title and interest in and to the following described tract or parcel of real property in Davidson County, Tennessee:

BEING Lot No. 1-A, Zone Lot Division, Lot No. 1, Lakeshore Woods, Section 3, of record in Plat Book 6250, Page 486, amending Plat Book 5200, Page 621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Douglas Blatch by deed from Baron W. Sewell and wife Sandra Sewell, of record as Instrument 20040712-0082775, said Register's Office, and subsequently conveyed to Douglas Blatch and Larry V. Jordan by quitclaim deed of record as Instrument 20190712-0068432, said Register's Office.

This conveyance is subject to all matters appearing on the Plan of record, including Restrictive Covenants, of record in Book 6250, Page 486, amending Plat Book 5200, Page 621, and in Book 6230, Page 385, said Register's Office.

This is improved property known as 203 Tenonwood Ct., Antioch, Tennessee 37013.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my signature this date: 6-17-2024

DOUGLAS BLATCH, GRANTOR

STATE OF INDIANA)
COUNTY OF MARION)

Personally appeared before me, the undersigned Notary Public, the within named Douglas Blatch, the bargainor, and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 6-17-2024.

Notary Public

My commission expires: 5/13/27

PATRICK O'CONNOR
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0720246
My Commission Expires May 13, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for, or value of, this transfer, whichever is greater, is $ 85,000.00

Affiant

Sworn to and subscribed before me this date: 6-27-2024

Notary Public

My commission expires: 05-08-2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 17TH day of JUNE, 2024.

Date: 6-27-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 27TH day of JUNE, 2024.

My commission expires ~~7/9/2024.~~
05-08-2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY