Karen Johnson Davidson County
Batch# 1161417 DEEDQC
07/24/2024 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240724-0056070

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title Inc 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	Merry Melissa Hamilton 5104 Preserve Blvd. Antioch, TN 37013

Order Number: C-TN890019

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Merry Melissa Hamilton, fka Merry Melissa Pound, a single woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Merry Melissa Hamilton, a single woman,** whose address is 5104 Preserve Blvd., Antioch, TN 37013, all the Grantor(s) interest in the following described real property located within the corporate limits of the City of Antioch in Davidson County, State of Tennessee and further described as follows:

Being all of Lot No. 114, Final Plat, Phase One, Section Two, The Preserve at Old Hickory, according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

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 Declaration of Covenants, Conditions and restrictions contained in instrument of record in Instrument Number 20060824-0104548, Instrument Number 20061208-0152023; easement to Tennessee Telephone Company of record in instrument Number 20061013-0127087; Easement to Colonial Pipeline of Record in Book 4542, Page 131, in Book 3616, Page 453, in Book 3570, Page 13, Book 3571, Book 599; Easement to First Suburban Water District of record in Book 4453, Page 154; transmission line easement of record in Book 4425, Page 582, Book 2346, Page 378; Declaration of taking to USA Tennessee Valley Authority of record in Book 11335, Page 609 and in Instrument

Number 20021017-0127752; Storm Water Detention Agreement of record in Instrument Number 20041103-0132562; Charter of Homeowners Association of record in instrument number 20060824-0104548; Easement to TDS Telecom of record in Instrument Number 20061013-0127208; and to any and all matter shown on said plat and survey of record in Instrument Number 20061031-0135248, all of aid Register's Office.

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

County Parcel Numbers: 175-06-0A-158.00
Street address of property: 5104 Preserve Blvd., Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20131017-0108606 in the Register's Office, Davidson County, Tennessee.

Signed this 19TH day of JULY, 2024

Signature of Grantor(s):

Merry Melissa Hamilton, fka Merry Melissa Pound

Merry Melissa Hamilton,
fka Merry Melissa Pound

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 19TH day of JULY, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Merry Melissa Hamilton, fka Merry Melissa Pound 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 her 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.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

County Parcel Number: 175-06-0A-158.00
Street address of property: 5104 Preserve Blvd., Antioch, TN 37013

Oath of Consideration

I or we, Merry Melissa Hamilton 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 $ 10.00.

Signed this 19TH day of July, 2024.

Signatures of Affiant(s):

Merry Melissa Hamilton

Merry Melissa Hamilton

Sworn and subscribed before me this 19TH day of July, 2024.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Tennessee Certification of Electronic Document

I, Marcia Higgins, 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 07/19/2024 (date of document).

Marcia Higgins
Affiant Signature

7/23/2024
Date

State of Florida

County of Pinellas

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

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

