Karen Johnson Davidson County
Batch# 1175314 DEEDQC
08/29/2024 12:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240829-0066496

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		Elizabeth A. Smith-Anderson and David M. Anderson 413 Carl Miller Dr. Antioch, TN 37013

Order Number: T-TN60587

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Elizabeth A. Smith-Anderson, fka Elizabeth Ann Smith, married to David M. Anderson,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Elizabeth A. Smith-Anderson and David M. Anderson, Wife and Husband,** whose address is 413 Carl Miller Dr,. Antioch, TN 37013, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 355 on the Plan of the Resubdivision of Lots 355 and 356 of Monte Carlo Estates of record in Plat Book 5060, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby referred to for a more complete 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 Restrictions of record in Book 4781, Page 858, all matters shown on the recorded plat referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

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: 173 01 0 063.00

Street address of property: 413 Carl Miller Dr,. Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Book 9445, Page 266 in the Register's Office, Davidson County, Tennessee.

Signed this 15 day of August, 2024

Signature of Grantor(s):

Elizabeth A. Smith-Anderson
FKA Elizabeth Ann Smith

David M. Anderson

Elizabeth A. Smith-Anderson,
fka Elizabeth Ann Smith

David M. Anderson

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 15 day of August, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Elizabeth A. Smith-Anderson, fka Elizabeth Ann Smith and David M. Anderson 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 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 10-4-27

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.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel Number: 173 01 0 063.00
Street address of property: 413 Carl Miller Dr., Antioch, TN 37013

Oath of Consideration

I or we, Elizabeth A Smith Anderson 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 .

Signed this 15 day of August, 2024

Signatures of Affiant(s):

Elizabeth A. Smith Anderson

Sworn and subscribed before me this 15 day of August, 2024

Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Madelyn Dvorak, 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 8/15/2024 (date of document).

Affiant Signature

8/22/2024
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 22 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/24/2027

NOTARY'S SEAL

Notary Public State of Florida
Paul Sobina
My Commission HH 390354
Expires 4/24/2027