Karen Johnson Davidson County
Batch# 1185304 DEEDQC
09/24/2024 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240924-0073961

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	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Sandra Allen 3012 High Rigger Drive Nashville, TN 37217

Order Number: WFRASM24737098

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Donald G. Christich and Sophia L. Christich, Husband and Wife and Sandra Allen, a/k/a Sandra Lee Allen, an unmarried 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), **Sandra Allen, an unmarried person,** whose address is 3012 High Rigger Drive, Nashville, TN 37217, 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. 96 on the Plan of Harbor Gate, Section Two Revised of record in Plat Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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

County Parcel Numbers: 150 02 0 273.00
Street address of property: 3012 High Rigger Drive, Nashville, TN 37217

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20210318-0036370, in the Register's Office, Davidson County, Tennessee.

Signed this 19 day of Sep., 2024

Signature of Grantors (1&2 of 3):

Donald G. Christich

Sophia L. Christich

STATE OF Arizona, COUNTY OF Pima, SS:

BE IT REMEMBERED That on this 19 day of September, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Donald G. Christich and Sophia L. Christich, 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

MICAH J CULLEN
Notary Public, State of Arizona
Pima County
Commission # 599582
My Commission Expires
February 01, 2025

Signed this 14 day of September, 2024

Signature of Grantor (3 of 3):

Sandra Allen a/k/a Sandra Lee Allen

Sandra Allen, a/k/a
Sandra Lee Allen

STATE OF TN, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 14 day of September, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sandra Allen, a/k/a Sandra Lee Allen, 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

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

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.

County Parcel Number: 150 02 0 273.00
Street address of property: 3012 High Rigger Drive, Nashville, TN 37217

Oath of Consideration

I or we, Sophia L. Christich, 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 -.

Signed this 19 day of Sep., 20 24

Signatures of Affiant(s):

Sophia L. Christich

Sworn and subscribed before me this 19 day of 09, 2024.

Notary Public

MICAH J CULLEN
Notary Public - Arizona
Pima County
Commission # 599582
My Comm. Expires Feb 1, 2025

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 September 19, 2024 (date of document).

Cheri Hackethal
Affiant Signature

September 19, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 19th day of September, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097