Karen Johnson Davidson County
Batch# 1200396 DEEDQC
11/01/2024 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241101-0085023

| Prepared By: | Record and Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| VidmarLaw, LTD<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | ClearEdge Title Inc<br>2605 Enterprise Rd E #270<br>Clearwater, FL 33759 | Kathy D. Howard<br>5028 Pebble Creek Drive,<br>Antioch, TN 37013 |

Order Number: C-TN901123

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Kathy D. Howard, fka Kathy D. Evans, divorced and remarried to Terance Howard ,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Kathy D. Howard, a married woman,** whose address is 5028 Pebble Creek Drive, 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. 98, on the Plan of Oakwood Subdivision, Section One, Phase Six, of record in Plat Book 7900, Page 419, and as corrected in Book 8705, Page 870, Register's Office for Davidson County, Tennessee, to which plan reference is being made for a more complete 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 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: 149 10 0 057.00
Street address of property: 5028 Pebble Creek Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20010207-0012344 and Book 10569, Page 708 in the Register's Office, Davidson County, Tennessee.

Signed this 24th day of October, 2024

Signature of Grantor(s):

Kathy D. Howard,
Fka Kathy D. Evans

Terance Howard

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 24th day of October, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kathy D. Howard, fka Kathy D. Evans and Terance Howard 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

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.

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My Commission Expires
May 5, 2025

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-5-2025

County Parcel Number: 149 10 0 057.00
Street address of property: 5028 Pebble Creek Drive, Antioch, TN 37013

Oath of Consideration

I or we, Kathy D Howard, 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 24th day of October, 2024

Signatures of Affiant(s):

Kathy D Howard

Sworn and subscribed before me this 24th day of October, 2024

Notary Public

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-5-2025

My Commission Expires
May 5, 2025

**Tennessee Certification of Electronic Document**

I, Michael Henson, 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 10-24-24 (date of document).

Affiant Signature

10-30-24
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 30 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026