Karen Johnson Davidson County
Batch# 1209066 DEEDQC
12/02/2024 09:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241202-0093187

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	Rose Davidson 608 Sandrose Court Antioch, TN 37013

Order Number: WFRASM24765251

Exempt property Transfer 66-5-209 (6) Transfers between spouses resulting from a decree of divorce or property settlement stipulation

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Ralph Davidson and Rose Davidson, Husband and Wife, ,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Rose Davidson, a married woman,** whose address is 608 Sandrose Court, 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. 89 on the Plan of Village Ten, Summerfield Subdivision, of record in Instrument No. 20060718-0086558 Register's Office for Davidson County, Tennessee, to which reference is hereby 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: 164 10 0A 441.00
Street address of property: 608 Sandrose Court, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument 20211011-0136441, in the Register's Office, Davidson County, Tennessee.

Signed this 22nd day of November, 2024.

Signature of Grantor (1 of 2):

Ralph Davidson

Ralph Davidson

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22nd day of November, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ralph Davidson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor in the foregoing deed, and acknowledged by the signing thereof to be his 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.

Tressie M. Lewis

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Signed this 22nd day of November, 2024.

Signature of Grantor (2 of 2):

Rose Davidson
Rose Davidson

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22nd day of November, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rose Davidson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor 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.

Tressie M. Lewis
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.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

County Parcel Number: 164 10 0A 441.00
Street address of property: 608 Sandrose Court, Antioch, TN 37013

Ralph Davidson

Oath of Consideration

I or we, Rose Davidson, 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 $0.00.

Signed this 22nd day of November, 2024

Signatures of Affiant(s):

Rose Davidson

Ralph Davidson

Sworn and subscribed before me this 22nd day of November, 2024

Tressie M. Lewis

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 November 22, 2024 (date of document).

Cheri Hackethal
Affiant Signature

November 22, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 22nd day of November, 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