Karen Johnson Davidson County
Batch# 1218289 DEEDQC
12/19/2024 10:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241219-0098614

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 #270 Clearwater, FL 33759	Torrey David Demonbreun and Candace Reese Demonbreun 5063 Rawlings Road Joelton, TN 37080

Order Number: C-TN904404

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Torrey David Demonbreun, aka Torrey Demonbreun, married to Candace Reese Demonbreun ,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Torrey David Demonbreun and Candace Reese Demonbreun, Husband and Wife,** whose address is 5063 Rawlings Road, Joelton, TN 37080, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being known and designated as Lot No. 8 on the plan of Potter Estates, Section One, as shown of record in Plat Book 5050, Page 6, Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate 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.

1. Subject to all easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. Subject to all valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. Subject to all restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is

located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. Subject to all presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Subject to Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Subject to any conditions that would be revealed by a physical inspection and survey of the Property.

7. 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: 021 00 0 261.00
Street address of property: 5063 Rawlings Road, Joelton, TN 37080

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20120730-0066822 in the Register's Office, Davidson County, Tennessee.

Signed this 15 day of December, 2024

Signature of Grantor(s):

Torrey David Demonbreun AKA Torrey Demonbreun
Torrey David Demonbreun,
aka Torrey Demonbreun

Candace Reese Demonbreun
Candace Reese Demonbreun

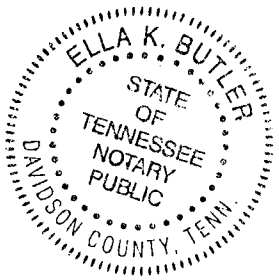
STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 15 day of December, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Torrey David Demonbreun, aka Torrey Demonbreun and Candace Reese Demonbreun 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.

Ella K. Butler
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.



County Parcel Numbers: 021 00 0 261.00
Street address of property: 5063 Rawlings Road, Joelton, TN 37080

Oath of Consideration

I or we, Torrey David Demonbreun, 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.

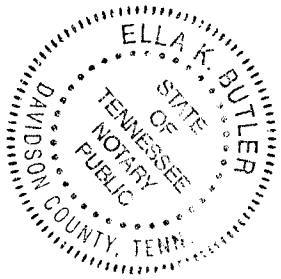
Signed this 15 day of December, 2024

Signatures of Affiant(s):

Torrey David Demonbreun

Torrey David Demonbreun
Sworn and subscribed before me this 15 day of December, 2024

Ella K Butler
Notary Public



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 12-15-2024 (date of document).

Affiant Signature

12-18-2024
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 18 day of DECEMBER, 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