Bill Garrett Davidson County
Batch# 76403 DEEDQC
04/04/2018 03:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180404-0031804

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Mary V. Ayers
704 Dorshire Lane
Nashville, TN 37221

SEND TAX BILLS TO:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Mary V. Ayers
704 Dorshire Lane
Nashville, TN 37221

MAP–PARCEL NUMBER(S): 142 16 0A 071.00

64254025-
4486876

QUITCLAIM DEED

3400329552

THIS INDENTURE, made and entered into this 7 day of March 2018, by and between **Mary V. Ayers and Rebecca Maginn, both unmarried, as joint tenants with right of survivorship**, hereafter "Grantor", and **Mary V. Ayers, a single woman**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

BEING LOT NO. 71 ON THE PLAT OF PHASE TWO OF DEVON PARK, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6250, PAGE 432 (ERRONEOUSLY CITED AS PLAT BOOK 6250, PAGE 71 IN PRIOR DEED), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Property Address: **704 Dorshire Lane, Nashville, TN 37221**

Being the same property conveyed to **Mary V. Ayers and Rebecca Maginn, both unmarried, as joint tenants with right of survivorship**, by deed dated **November 26, 2013**, of record in Instrument/Case No. **20131127-0121875**, in the Office of the Clerk of **Davidson** County, **Tennessee**.

Said property is conveyed subject to such limitations and encumbrances as may affect the property.

This transfer is exempt from transfer tax pursuant to **T.C.A. 67-4-409(a)(4)**.

Fair Market Value $449,000.00.

No Title Examination has been performed with the preparation of this deed.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR(S):

Mary V. Ayers

STATE OF **TENNESSEE** §
COUNTY OF Davidson §

On this 28 day of March, 2018, before me personally appeared **Mary V. Ayers** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Signature of Notary Public

Rodriguez Turner
Printed Name of Notary Public

My Commission Expires: 5/10/2020

(NOTARY SEAL OR STAMP)

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver License

GRANTOR(S):

Rebecca Maginn

STATE OF **TENNESSEE** §
COUNTY OF Davidson §

On this 7th day of March, 2018, before me personally appeared **Rebecca Maginn** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Marcella Pender
Signature of Notary Public

Marcella Pender
Printed Name of Notary Public

My Commission Expires: Nov. 8, 2021

(NOTARY SEAL OR STAMP)

MARCELLA PENDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2021

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TN DL # 136640321

OWNERS: **Mary V. Ayers and Rebecca Maginn, both unmarried, as joint tenants with right of survivorship**

CLIENT: **Title Source, Inc.**

PROPERTY ADDRESS: **704 Dorshire Lane**
Nashville, TN 37221

Disclosure of Counsel

IDENTIFICATION OF COUNSEL. **Robertson Anschutz Vetters** ("RAV") and its Co-Counsel, **Phillip G. Hord III, 6509 Brantford Ct., Plano, TX 75093** have been retained by Client to prepare certain legal documents affecting the referenced property which may include a Deed conveying the property, Release of Lien or similar document releasing encumbrances on the property and such other documents as are appropriate to convey and/or cure title to the property and said documents will likely require execution by the Owners.

ACKNOWLEDGEMENT OF REPRESENTATION. The undersigned Owners acknowledge the foregoing identification of representation and acknowledge RAV and their Co-Counsel have not advised Owners or otherwise provided any legal assistance or representation of any kind to Owners. Further, by execution hereof, Owners acknowledge their right to retain counsel of their choosing to advise on legal matters involving the said property and, specifically, the documents prepared by Counsel named herein.

PAYMENT FOR SERVICES PROVIDED BY RAV. The undersigned acknowledge that they are obligated to pay certain legal fees for the preparation of legal documentation by RAV as required by Client. No charge is made for the preparation of documents except those specifically identified on the Invoice for services performed by RAV. Under no circumstances will RAV charge for Real Estate Settlement and Procedures Act or Truth-in-Lending Act disclosures.

The undersigned Owners acknowledge that they have read the foregoing Disclosure of Counsel and affirm the accuracy of the statements herein contained.

Owners

Mary V. Ayers 3/28/18

Mary V. Ayers Date

Rebecca Maginn Date

OWNERS: **Mary V. Ayers and Rebecca Maginn, both unmarried, as joint tenants with right of survivorship**

CLIENT: **Title Source, Inc.**

PROPERTY ADDRESS: **704 Dorshire Lane**
Nashville, TN 37221

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Owners

Mary V. Ayers Date

Rebecca Maginn 3/7/18

Rebecca Maginn Date

True Copy Certification

I, **John Janeway**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE