Karen Johnson Davidson County
Batch# 192786 DEEDQC
02/07/2019 09:28:30 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20190207-0011728

Instrument Prepared By:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Franklin, TN 37027

Address New Owners as Follows:
Heidi Nanto
1007 Chatsworth Drive
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel:
15001005500

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Magnolia Holdings, LLC,** does hereby quitclaim and convey it's interest unto **Tracey Trumphour, Trustee**, her successors and/or assigns the following described parcel of land in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Section Three, Edge-O-Lake Estates of record in Plat Book 3600, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Magnolia Holdings, LLC by Warranty Deed from Music City Holdings, LLC, dated June 28, 2018 and recorded July 2, 2018 of record in Instrument No. 20180702-0063944; and being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Betty L. Norwood, a married woman dated June 28, 2018 and recorded July 2, 2018 of record in Instrument No.201807020063943; and further being the same property conveyed to Betty L. Norwood by Warranty Deed from Paul E. Kee and wife, Judith W. Kee dated June 11, 1991 and recorded June 28, 1991 of record in Book 8386, Page 400 Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

MAGNOLIA HOLDINGS, LLC

BY: Heidi Nanto, Managing Member

And now, I, the said **Tracey Trumphour, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Heidi Nanto, an unmarried woman,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 6th day of February, 2019.

Tracey Trumphour, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Heidi Nanto, with whom I am personally acquainted, and who acknowledged herself to be the Managing Member of Magnolia Holdings, LLC, and as Managing Member, further acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2019.

NOTARY

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

My Commission Expires: 3/19/19

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Tracey Trumphour, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2019.

NOTARY

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

My Commission Expires: 3/19/19

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-

Liz Davis
Affiant

Subscribed and sworn to before me, this the 6th day of February, 2019.

Sheila McCord
NOTARY

My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County