Karen Johnson Davidson County
Batch# 276027 DEEDQC
08/23/2019 01:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190823-0085067

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM:
Thomas R. Pearson, an unmarried man, and Carolyn A. McGinnis, an unmarried woman

TO:
Thomas R. Pearson and
Carolyn McGinnis Pearson, husband and wife

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 23 day of August, 2019.

Notary Public

9-7-20
Commission Expiration Date:

ANTHONY M. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Thomas R. Pearson 4045 Magnolia Farms Drive Hermitage, TN 37076	Wells Fargo Bank, N.A. 6 Cadillac Drive Brentwood, TN 37027	086130A09300CO

KNOW ALL MEN BY THESE PRESENTS that **Thomas R. Pearson, an unmarried man and Carolyn A. McGinnis, an unmarried woman, as tenants in common with rights of survivorship** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of creating a Tenancy by the Entirety in the grantees herein, the said **THOMAS R. PEARSON, AN UNMARRIED MAN AND CAROLYN A. MCGINNIS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, have bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **THOMAS R. PEARSON AND CAROLYN MCGINNIS PEARSON, HUSBAND AND WIFE,** their heirs and assigns, a certain tract and parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Thomas R. Pearson, an unmarried man and Carolyn A. McGinnis, an unmarried woman, as tenants in common with rights of survivorship, by deed from Beazer Homes, LLC, a Delaware limited liability company, dated June 7, 2019, of record in Instrument No. 20190607-0054964, Register's Office for Davidson County, Tennessee.

This is improved property known as 4045 Magnolia Farms Drive, Hermitage, TN 37076

E:38425 QCD

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS my hand this 23 day of August, 2019.

THOMAS R. PEARSON

CAROLYN A. MCGINNIS

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named **Thomas R. Pearson and Carolyn A. McGinnis**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 23 day of August, 2019

Commission Expiration Date: 9-7-20

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020