Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Nashville Title, LLC
2818 Bransford Avenue
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 302946 DEEDQC
10/21/2019 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191021-0107263

Address New Owner(s)
Maggie Frank McReynolds
1806 Beech Avenue
Nashville, TN 37203

Send Tax Bills To:
SAME

Map & Parcel No.:
105-10-0-024.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Maggie Frank McReynolds** ("Grantor") hereby quitclaim and convey unto **Maggie Frank McReynolds; Roy Calvin, Jr.; Michael Leroy McReynolds; Garry Lynn McReynolds and Ricky Allen McReynolds, as Joint Tenants With Right of Survivorship** ("Grantees"), their heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly part of Lot No. 4 on the map of Waverly Land Company's subdivision as of record in Book 57, page 95, Register's Office for said county.

Said part of said lot fronts 62 1/2 feet on the easterly side of Beech Avenue and runs back between parallel lines, 187 1/2 feet to an alley.

Being the same property conveyed to Roy C. McReynolds and wife, Maggie W. McReynolds by deed from Katie McAlister Moffitt of record in Book 3508, page 573, Register's Office for Davidson County, Tennessee. Further conveyed to Maggie Frank McReynolds from Roy Calvin McReynolds by Agreed Order of record in Book 5583, page 856, said Register's Office.

This is improved property known as **1806 Beech Avenue, Nashville, TN 37203**.

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

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 11 day of October, **2019.**

Maggie Frank McReynolds

Maggie Frank McReynolds

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11 day of October 2019, before me, the undersigned, personally appeared **Maggie Frank McReynolds,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 10/14/2020

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____

AFFIANT

Subscribed and sworn to before me, this 11 day of October, 2019.

_____ My Commission Expires: 10/14/2020

NOTARY PUBLIC

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY