Karen Johnson Davidson County
Batch# 397170 DEEDQC
05/08/2020 08:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200508-0048004

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS and
Send tax bill to:

Sivalee Mauldin
Nathaniel Mauldin
17521 Ranch Road 479
Harper Texas 78631

Debra Scott
1315 Conway Avenue
Coasta Mesa California 92626

Real Estate Tax ID Number: **126-16-0-A12-80-0CO**

This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

**** This is not the homestead of any of the Grantors/Grantees and their homesteads are stated below.**

THIS QUITCLAIM DEED, made this _____day of _____, 20___ by and between **Sivalee Mauldin, a married woman, and Debra Scott, a married woman, as joint tenants with right of survivorship and not as tenants in common**, whose post office address(es) is/are **17521 Ranch Road 479, Harper, Texas 78631 and 1315 Conway Avenue, Coasta Mesa, California 92626,** as party or parties of the first part, "Grantor", and **Sivalee Mauldin and Nathaniel Mauldin, wife and husband, and Debra Scott, a married**

woman, as joint tenants with right of survivorship and not as tenants in common, whose post office address(es) is/are **17521 Ranch Road 479, Harper, Texas 78631 and 1315 Conway Avenue, Coasta Mesa, California 92626**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 6872 Bridgewater Dr., Nashville, Tennessee 37221

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

Sivalee Mauldin (SEAL)
Sivalee Mauldin

STATE OF Texas

COUNTY Kimble, to wit:

Personally appeared before me, a Notary Public of said county and State, **Sivalee Mauldin**, the within named grantor(s), ~~with whom I am personally acquainted~~ (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal. on 04/16/2020.

Notary Public
Name: Daniela Angelika Daniel
Commission Expiration Date: 08/25/2023

DANIELA ANGELIKA DANIEL
Notary Public, State of Texas
Comm. Expires 08-25-2023
Notary ID 124660205

67097502

Debra Scott (SEAL)
Debra Scott

STATE OF CALIFORNIA

COUNTY ORANGE, to wit:

Personally appeared before me, a Notary Public of said county and State, **Debra Scott**, the within named grantor(s), with whom I am personally ~~acquainted~~ (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

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

Notary Public
Name: SHELLEY GAISFORD
Commission Expiration Date: 4/18/22

SHELLEY GAISFORD
Notary Public – California
Orange County
Commission # 2235103
My Comm. Expires Apr 18, 2022

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF _____ to wit:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

_____(SEAL)
Affiant

Subscribed and sworn to before me on this the _____ day of _____, 20____.

_____
Notary Public
NAME: _____

My Commission Expires: _____

67097502

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST# 20030108-0003420, ID# 126160A12800C0, BEING KNOWN AND DESIGNATED AS LOT 128, RIVERWALK PHASE 1A, SECTION 1, PHASE 1B, SECTION 1, FILED IN PLAT INST# 20011026-0117231.

Being the same property conveyed to Sivalee Mauldin, a married woman and Debra Scott, a married woman, as joint tenants with right of survivorship and not as tenants in common, by deed dated July 11, 2013 of record in Deed Instrument/Case No. 20130731-0079746, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 126-16-0-A12-80-0CO
Commonly Known As: 6872 Bridgewater Dr., Nashville, Tennessee 37221

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne