Karen Johnson Davidson County
Batch# 409544 DEEDQC
06/03/2020 07:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200603-0056706

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
M&S Homes TN, LLC 1363 E Division Street Mt Juliet, Tennessee 37122	New Owner	072-15-2L-002.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CRYSTAL D. WRAY**, a unmarried woman ("Grantor"), does hereby quitclaim and convey unto **M&S HOMES TN, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is unimproved property known as 1608 Sherwood Lane, Nashville, Davidson County, Tennessee 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the

legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 20 day of May, 2020.

GRANTOR:

Crystal D. Wray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Crystal D. Wray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 20 day of May, 2020.

Paul L Flournoy
Notary Public

My Commission Expires: 11-08-2022

PAUL L FLOURNOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 20th day of May 2020.

NOTARY PUBLIC

My Commission Expires: 11-08-2022

PAUL L FLOURNOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202006030056706

EXHIBIT A

Legal Description

Map/ Parcel ID # 072-15-2L-002.00 CO

Land in Davidson County, Tennessee, being Unit B, on the plan of The Homes of 1704 Porter Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1704 Porter Road, a horizontal property regime with private elements of record in Instrument No. 20191204-0124915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Crystal D. Wray, unmarried, by deed, of record in Instrument No. 20200520-0052607, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1608 Sherwood Lane, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Charles W. Bone, 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, Kay M Tenpenny, a notary public for this county and state, Charles W. Bone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020