Karen Johnson Davidson County
Batch# 445012 DEEDQC
07/28/2020 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200728-0082912

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Return To:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

QUITCLAIM DEED

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JUNE, 2020.

NOTARY PUBLIC

My commission expires: 05/09/23

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Margaret Faulk 1716 Marsden Ave. Nashville, TN 37216	Same as New Owner	072-12-0-201.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Gregory K. Faulk, unmarried and Suyapa N. Faulk, unmarried,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Mary Margaret Faulk, an unmarried woman,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

WITNESS OUR HAND, this 26 day of June, 2020.

Gregory K Faulk
GREGORY K. FAULK

Suyapa N Faulk
SUYAPA N. FAULK

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named GREGORY K. FAULK, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 26 day of June, 2020.

Notary Public

My commission expires:
05/09/23

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named SUYAPA N. FAULK, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 26 day of June, 2020.

Notary Public

My commission expires:
05/09/23

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being the Westerly 5 feet of Lot No. 131, all of Lot No. 132 and the Easterly 6 feet, 8 inches of Lot No. 133 on the map of Riverside Drive Subdivision as of record in Plat Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Margaret Faulk and Gregory K. Faulk, by Warranty Deed from Timothy Marks and Jennifer Escue, Husband and Wife, of record in Instrument No. 20150605-0052632, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 05, 2015.

Being the same property conveyed to Mary Margaret Faulk, Unmarried and Gregory K. Faulk and Wife, Suyapa N. Faulk, all as Tenants in Common with Rights of Survivorship, by Quitclaim Deed from Mary Margaret Faulk, Unmarried and Gregory K. Faulk, Married, of record in Instrument No. 20150605-0052635, in the Register's Office of Davidson County, Tennessee, dated June 01, 2015 and recorded on June 05, 2015. The said Gregory K. Faulk and Suyapa N. Faulk having since divorced and are now unmarried.

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner