Name and Address of New Owner:
Thomas Marshall and Margaret Durante
1505 Sevier Court
Nashville, TN 37206

Send Tax Bills To:
PO Box 121147
Nashville, TN 37212
Attn: Mrs. King

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 094-01-0-406

Karen Johnson Davidson County
Batch# 467219 DEEDQC
08/31/2020 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200831-0098687

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher King, Trustee of The 1505 Sevier Court Trust dated May 4, 2018** "the Grantor," conveys and quitclaims unto **Thomas Marshall and Margaret Durante, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Christopher King, Trustee of The 1505 Sevier Court Trust, Dated May 4, 2018 by Warranty Deed from Jamie Day, unmarried dated May 30, 2018 and recorded June 1, 2018 as Instrument No. 20180601-0052149, Register's Office for Davidson County, Tennessee.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 20 day of August, 2020.

The 1505 Sevier Court Trust dated May 4, 2018

By: Trustee
Christopher King, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Christopher King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The 1505 Sevier Court Trust dated May 4, 2018, the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trustee as Christopher King, Trustee of The 1505 Sevier Court Trust dated May 4, 2018.

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal this 20th day of August, 2020.

Corylyn S. Priest
Notary Public
My commission expires: 10·2·2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of August, 2020.

Corylyn S Priest
Notary Public
My commission expires: 10·2·2023

File # 2020-1904-TN

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Steve Berneman 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, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021