THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 483733 DEEDQC
09/25/2020 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200925-0110677

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelsie McDuffie 7221 Althorp Way Nashville, TN 37211	Owner	172-12-0D-333.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Marcus A. McDuffie, a married man**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Kelsie M. McDuffie, an unmarried woman**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. M-11** as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Kelsie M. McDuffie, unmarried woman Marcus A. McDuffie, married man, by Warranty Deed from Elizabeth Burris, a single woman, of record on May 17, 2017, at Instrument No. 20170517-0048692, Davidson County Register of Deeds.

Note that this was never the residence of the Grantor or his spouse.

This is property commonly known as 7221 Althorp Way, Nashville, TN 37211.

Witness our hands, this 4th **day of August, 2020:**

Marcus A. McDuffie

STATE OF GEORGIA

COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcus A. McDuffie**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of **August, 2020:**

Notary Public

My Commission Expires: July 1, 2022

Maria Lawrence
My Commission Expires
Notary
Public
July 1, 2022
Spalding County, GA

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF ~~August~~ September, 2020.

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

