Karen Johnson Davidson County
Batch# 508871 DEEDQC
11/04/2020 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201104-0129285

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Kenneth R. McCullum and Lauren Beth McCullum 1008 57th Avenue North Nashville, Tennessee 37209	Kenneth R. McCullum and Lauren Beth McCullum 1008 57th Avenue North Nashville, Tennessee 37209	Parcel No. 091-06-0-099.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Melissa M. Toner and Charles D. Toner, wife and husband (hereinafter referred to as "Grantor/s"), herein this day and does by these presents forever **QUITCLAIM** to Kenneth R. McCullum and Lauren Beth McCullum, husband wife (hereinafter referred to as "Grantee/s"; the terms "Grantor/s" and "Grantee/s" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor/s has or may have had in, together with all easements, appurtenances, improvements, and fixtures, certain property in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Unit 1008 of 1008 57th Avenue North Townhomes of record in Declaration of Covenants, Conditions and Restrictions for 1008 57th North Townhomes, a Horizontal Property Regime with Private Elements at Instrument No. 20160727-0077114, as amended in Instrument No. 20160909-0095103, Plan appearing on Exhibit B to said Amended, 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 Melissa M. Toner and Charles D. Toner, wife and husband, from Regal Homes Co., a Tennessee Corporation, by Warranty Deed of record by Instrument 20170421-0039347, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1008 57th Avenue North, Nashville, Tennessee 372019

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of October, 2020, but is effective as of the 19th day of October, 2020.

GRANTOR/S:

Melissa M. Toner

Charles D. Toner

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, on the 19 day of OCTOBER, 2020 of, the within-named Grantor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as Grantor/s executed the foregoing instrument for the purposes therein expressed and contained, by signing the name MELISSA M TONER and CHARLES D TONER, as such Grantor/s.

Witness my hand and official seal this 19 day of OCTOBER, 2020.

My Commission Expires:

12/20/22

Notary Public

LINDA KAY FREDERICK
MY COMMISSION EXPIRES
DECEMBER 20, 2022
NOTARY PUBLIC
STATE OF ALABAMA

AFFIDAVIT OF VALUE

Kenneth R. McCullum and Lauren Beth McCullum hereby swear or affirm that, to the best of their knowledge, information and belief, the actual consideration for this transfer is $10.00.

Subscribed and sworn to before me this 2nd day of November, 2020.

Affiant

Affiant

Notary Public

My Commission Expires:

R.L.G. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

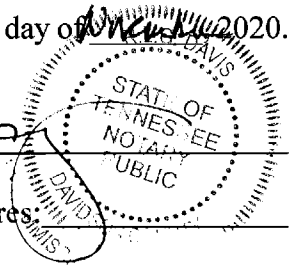
I, JOHN J. HOLLINS, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

JOHN J. HOLLINS, JR.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, JOHN J. HOLLINS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 2 day of December, 2020.



Notary Public
My Commission Expires: