Name and Address of New Owner:
Beverley J. McQuiston
Stephen M. McQuiston
1036 Cheyenne Blvd.
Madison, TN 37115

Karen Johnson Davidson County
Batch# 510357 DEEDQC
11/09/2020 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201109-0131134

Send Tax Bills To:
New Owner

This Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Map & Parcel No: 043-16-0-165.00

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, **Beverley J. McQuiston, an unmarried woman ,** "the Grantor," convey and quitclaim unto **Beverley J. McQuiston, an unmarried woman and Stephen M. McQuiston, an unmarried man, Joint Tenants with Full Rights of Survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section 1, Revised, Arrowhead Estates of record in Plat Book 4955, Page 27, 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 Beverley J. McQuiston, an unmarried woman, by Special Warranty Deed, from SPH Property Two, LLC, a Delaware limited liability company, dated November 3rd, 2020, of record in Instrument No. 202011090131133 , Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6th day of November, 2020.

Beverley J. McQuiston

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Beverley J. McQuiston,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of November, 2020.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11-23-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this
6th day of November, 2020.

Notary Public
My commission expires: 11-23-2020

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File # 20-745

202011090131134

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021