# QUITCLAIM DEED

JENNIFER RUSSOM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-13-2022

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-13-2022
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title, LLC dba Warranty Title Ins Co. 2401 Memorial Blvd., Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Emily E. Kent and Brandon Mason | SAME | 061-10-0-012.00 |
| (NAME) | (NAME) | |
| 3866 Hutson Avenue | 3866 Hutson Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20203801 |

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Mason Asset Group, LLC and Emily E. Kent, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Emily E. Kent and Brandon Mason, as tenants in common with right of survivorship, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 228 on the Plan of Maplewood Heights, Section Subdivision, as shown on plat of record in book 547, page 103-104, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Mason Asset Group, LLC by Deed from Benjamin S. Gore and Jesse D. Gore and Gloria J. Gore dated November 29, 2017 and filed of record in Instrument No. 20171204-0123299, Register's Office for Davidson County, Tennessee. Mason Asset Group, LLC conveyed a fifty percent interest in said property to Emily E. Kent in Quitclaim Deed dated March 11, 2020 and filed of record in Instrument No. 20200311-0027519, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3866 Hutson Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 29th day of January, 2021.

Karen Johnson Davidson County
Batch# 567095 DEEDQC
02/03/2021 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015672

Emily E. Kent

Mason Asset Group, LLC

By: _____
Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Emily E. Kent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of January, 2021

Jennifer Russom
NOTARY PUBLIC

My Commission Expires: 6-13-2022

JENNIFER RUSSOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-13-2022

STATE OF TENNESSEE
County OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Brandon Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Mason Asset Group, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as (or other authorized officer).

Witness my hand, at office, this 29th day of January, 2021.

Jennifer Russom
Notary Public
My Commission Expires: 6-13-2022

JENNIFER RUSSOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-13-2022

**Tennessee Certification of Electronic Document**

I, Crystal Lancaster, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*
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 Maury

Personally appeared before me, Andra Hamlin, a notary public for this county and state, Crystal Lancaster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 7-27-2022

NOTARY SEAL

ANDRA HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY