39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kathleen W. Fulk, a married woman and Tara McGuire, a married woman,** hereinafter called the **Grantor**, does hereby quitclaim unto **Happy Tara Homes, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 21 on the Plan of Richland Station as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, 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 Kathleen W. Fulk, a married woman and Tara McGuire, a married woman, by Warranty Deed from Robert C. Horton and Casey Robinson Horton, husband, and wife, dated January 21, 2021 of record in Instrument No. 20210125-0010924 Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 607 Centerpoint Lane, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 27 day of January, 2021.

Kathleen W. Fulk

Tara McGuire

Karen Johnson Davidson County
Batch# 571484 **DEEDQC**
02/09/2021 02:37:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210209-0018633

State of TENNESSEE)
County of DAVIDSON)

On this 27th day of January, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathleen W. Fulk, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the ~~execution as a free act and deed~~.

Notary Public

My Commission Expires: 3/8/22

State of TENNESSEE)
County of DAVIDSON)

On this 27th day of January, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tara McGuire, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the ~~execution as a free act and~~ deed.

Notary Public

My Commission Expires: 3/8/22

State of TENNESSEE)
County of DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00 .**

Affiant

Sworn and subscribed before me on this the 27th day of January 2021.

Notary Public

My Commission Expires: 3/8/22

NEW OWNER:
Happy Tara Homes, LLC
4025 Hillsboro Rd #601
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
First Bank
722 Columbia Ave.

TAX MAP-PARCEL #:
091-15-0E-021.00