(1)

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20211031R

Karen Johnson Davidson County
Batch# 577951 DEEDQC
02/24/2021 03:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210224-0023403

The actual consideration is $0.00.

NEW OWNER:

Megan Delaney, Katherine Delaney,
and Christine Delaney
7689 Sawyer Brown Road
Nashville, TN, 37221

AFFIANT

Subscribed and sworn to before me this
the 11 day of FEB, 2021.

SEND TAX BILLS TO:

InterLinc Mortgage Services, LLC
5875 N. Sam Houston Pkwy West,
Suite 300
Houston, TX 77086

NOTARY PUBLIC

My Commission Expires: 5/18/24

MAP/PARCEL: 128-00-0-105

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Megan Delaney and Katherine Delaney, a married couple (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Megan Delaney, Katherine Delaney, and Christine Delaney, all as Joint Tenants with the Right of Survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

A Certain Tract or Parcel of Land In Davidson County, State of Tennessee, Described as Follows, To-Wit:

Lying In the 8th Civil District, being tract 2 as shown on the survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, described as follows:

Beginning at an iron pin in the center of Sawyer Brown Road, at the Northeast corner of the property conveyed to Roy E. McPherson and wife, by deed from C.E. Francis and wife, of record in Book 4311, page 959, Register's Office for said County; thence with McPherson's Northerly line, North 74 Degrees 49 minutes West 798.38 feet to an iron pin in the Easterly right-of-way line of Interstate I-40; thence with said right-of-way, North 17 degrees 36 minutes East 167.20 feet to the corner of Tract 1 and 2 as shown on said survey; thence with the line between said two tracts, South 74 degrees 31 minutes East 790.88 feet to the center of said Road; thence with the center of said Road, South 15 degrees 01 minutes West 163 feet to the beginning.

Being the same property conveyed to Megan Delaney and Katherine Delaney, a married couple by Warranty deed from The Tant Companies, LLC, a Tennessee limited liability company of record in Instrument No. 20190805-0077558 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on August 05, 2019.

This property is commonly known as 7689 Sawyer Brown Road, Nashville, TN 37221.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 10 day of FEB, 2021.

GRANTOR:

Megan Delaney

Katherine Delaney

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan Delaney and Katherine Delaney with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 10 day of FEB, 2021.

NOTARY PUBLIC

My Commission Expires: 5/18/24

RYAN A. RAFOTH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023