This Instrument prepared by:

Wendy L. Magner, ***pro se***
832 Norwalk Drive
Nashville, Tennessee 37214
615.300.9068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Donna Magner, Affiant
Subscribed and sworn before me this the
1 Day of March, 2021.
Brandi Weir, Deputy Register

QUIT CLAIM DEED

This indenture, made this the 22nd day of February 2021 between Donna M. Magner, single, of Davidson County, Tennessee, hereinafter "Party of the First Part," and Mark C. Magner, single, of Davidson County, Tennessee and Donna M. Magner, single, of Davidson County, Tennessee, hereinafter "Parties of the Second Part."

WITNESSETH

Party of the First Part, for and in consideration of the sum of ONE ($1.00) DOLLAR and other good and valuable consideration paid by Parties of the Second Part, the receipt of which is hereby acknowledged, do hereby demise, release and forever quit claim unto the said Parties of the right, title, interest and estate, legal and equitable, in the following described premises, to wit:

> BEING Lot No. 12 on the Plan of Jackson's Landing Estates, of record in Plat Book 7900, page 679, Registrar's Office for Davidson County, Tennessee, to which plat preference is hereby made for a more complete description.
>
> Being the same property conveyed to Donna Magner, unmarried by deed from J & M Homebuilders, Inc. dated April 6, 1995 and filed of record in Book 9642, page 22, Registrar's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. ~~To have and to hold the said premises to the said Parties of the Second Part, their heirs and assigns forever~~. DM

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY THEREIN CONVEYED.

IN WITNESS WHEREOF, the said Party of the First Part hereunder sets their hands and seals the day and year first written above.

Donna M. Magner
Donna M. Magner

Karen Johnson Davidson County
Batch# 580217 DEEDQC
03/01/2021 10:48:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210301-0025277

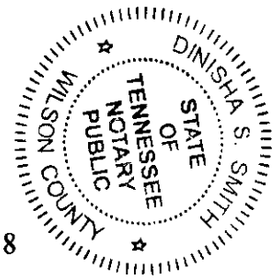
STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named bargainor, DONNA M. MAGNER with whom I am personally acquainted and acknowledged that they executed the within Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal at office, in Davidson County, Tennessee this 22nd day of February 2021.

Dinisha S. Smith
Notary Public At Large

My Commission Expires: 7.9.2022



Responsible Taxpayer and new owner:

Mark C. Magner
Donna M. Magner
225 Pitts Avenue
Old Hickory, Tennessee 37138

Map & Parcel: 053 16 0 162.00