(1)

This instrument prepared by:

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

File No. 20211007R

Karen Johnson Davidson County
Batch# 585282 DEEDQC
03/05/2021 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029123

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 22 day of FEB, 2021.

NOTARY PUBLIC

My Commission Expires: 5/30/21

NEW OWNER:

Megan Elizabeth Gibson
326 Wimpole Drive
Nashville, TN, 37211

SEND TAX BILLS TO:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

MAP/PARCEL:

119-04-0-032.00

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Megan Elizabeth Gibson, unmarried woman and Todd Grayson, married man, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Megan Elizabeth Gibson, unmarried woman (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Glencliff Estates, Section Four of record in Plat Book 1835, Page 79, 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 Megan Elizabeth Gibson, an unmarried woman and Todd Grayson, a married man, as joint tenants with right of survivorship by Warranty deed from Mia Gay Greene and Harold Wayne Cates, Jr of record in Instrument No. 20190429-0039114 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 29, 2019.

This property is commonly known as 326 Wimpole Drive, Nashville, TN 37211.

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 22 day of FEB, 2021.

GRANTOR:

Megan Elizabeth Gibson

Todd Grayson

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 Elizabeth Gibson and Todd Grayson 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 22 day of FEB, 2021.

NOTARY PUBLIC

My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
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