Karen Johnson Davidson County
Batch# 601673 DEEDQC
03/29/2021 09:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210329-0040574

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 18th day of March, 2021. Melissa B Russell Notary Public My Commission Expires: 7-9-2022

MELISSA B RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Kathleen A. Derby Don R. Anderson 7069 Sunnywood Drive Nashville, TN 37211	Mortgage Investors Group 8320 Walker Springs Lane Suite 200 Knoxville, TN 37923	173-9-A 329 CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Kathleen A. Derby, an unmarried woman and Don R. Anderson, an unmarried man,** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Kathleen A. Derby and husband, Don R. Anderson,** (hereinafter referred to as "Grantees"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

> **Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Lenox Village, Phase Four, of record in plat Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

Being the same property conveyed to Kathleen A. Derby, an unmarried woman and Don R. Anderson, an unmarried man by Warranty Deed from Doneko Southichak and Rachel Southichak, Husband and Wife, of Record in Instrument 20171010-0103650, in said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 7069 Sunnywood Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 18 day of March, 2021.

Kathleen A. Derby

Kathleen A. Derby

Don R. Anderson

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this 18th day of March, in the year 2021, before me the undersigned, personally appeared **Kathleen A. Derby**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 18th day of March, 2021.

Melissa B. Russell

Notary Public

My Commission Expires: 7-9-2022

MELISSA B RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}

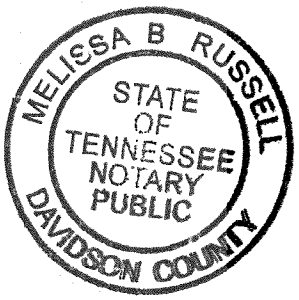
COUNTY OF DAVIDSON}

On this 18th day of March, in the year 2021, before me the undersigned, personally appeared **Don R. Anderson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 18th day of March, 2021.

Melissa B. Russell
Notary Public

My Commission Expires: 7-9-2022



Tennessee Certification of Electronic Document

I, Robert J. Notestine III, 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 Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state,
Notary's Name

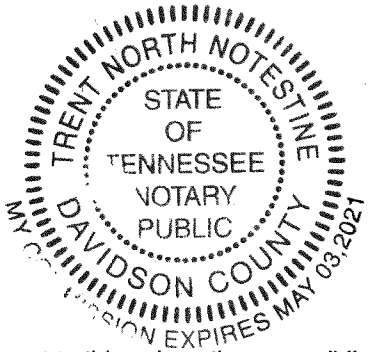
Robert J. Notestine, III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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