QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Wilson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Audrey M Richmond
Affiant

Karen Johnson Davidson County
Batch# 605703 DEEDQC
04/01/2021 01:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210401-0043350

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of March, 2021.

Notary Public

Commission Expires 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC (Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Audrey M. Richmond and Timothy Derk Manus 4060 Magnolia Farms Drive Hermitage, TN 37076	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	**086130A06000CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **AUDREY M. RICHMOND, an unmarried person** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **TIMOTHY DERK MANUS, an unmarried person** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided ownership interest as a tenant in common with right of survivorship with Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 3, of record in Instrument No. 20190912-0092500, Surveyors Certificate of Correction in Instrument No. 20201009-0117859, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Audrey M. Richmond, an unmarried person, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, recorded in Instrument No. 20210329-0041002, Register's Office for Davidson County, Tennessee.

This is improved property known as 4060 Magnolia Farms Drive, Hermitage, TN 37076.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is also subject to the Deed of Trust of record in Instrument No. 20210329-0041003 in said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand this 26 day of March, 2021.

Audrey M Richmond
AUDREY M. RICHMOND, Grantor

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named AUDREY M. RICHMOND, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 26 day of March, 2021.

Commission Expires: 01/26/2025

NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 document executed and authenticated according to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature