Name and Address of New Owner:
Timothy Jacob Wise and
Kristin D. Cason, husband and wife
4016 Nebraska Ave
Nashville, TN 37209
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 608238 DEEDQC
04/06/2021 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210406-0045187

Return to:
This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 103-04-0-379.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin McLoud and Kristin D. Cason, Trustees of The Lola Simpson Family Trust dated June 18, 2013,** "the Grantor," convey and quitclaim unto **Timothy Jacob Wise and Kristin D. Cason, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 1/2 of Lot No. 71 on the Map of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 91 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th street, and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to Kevin McLoud, Trustee or his successor in interest of the Lola Simpson Family Trust dated June 21, 2013 and any amendments by Warranty deed from William Smallman of record in Instrument No. 20130705-0069840 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on July 05, 2013.

Being also known as 4016 Nebraska Avenue Nashville, Tennessee 37209.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of March, 2021.

_____(SEAL)
Kevin McLoud, Trustee of The Lola Simpson Family Trust dated June 18, 2013

_____(SEAL)
Kristin D. Cason, Trustee of The Lola Simpson Family Trust dated June 18, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Kevin McLoud and Kristin D. Cason, Trustees of The Lola Simpson Family Trust dated June 18, 2013**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of March, 2021.

_____
Notary Public
My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of March, 2021.

_____
Notary Public
My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

File # DH-21-301

Certificate of Authenticity

I, Ryan Lux, 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 me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON