When recorded, return to:
City House Title
414 Bridge Street
Franklin, TN 37064
File Number: 2021-682

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-11548-TC

Karen Johnson Davidson County
Batch# 623673 DEEDQC
04/27/2021 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210427-0056319

2021-682

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2021.

Notary Public
My Commission Expires: 5/2/22

DEE RAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andreas Mueller, Andrew Maxwell James and Pandelis Christopher Margaronis 809 CANTON PASS MADISON, TN 37115	NEW OWNER	052-16-0-032

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Wanda C. Garrett and Donna C. Dyer** ("Grantor") do hereby quitclaim and convey unto **Andreas Mueller, Andrew Maxwell James and Pandelis Christopher Margaronis** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A tract of land in the I1 th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made January 25, 1953, by AP. Connell, Engineer, as follows:

Beginning at a concrete monument in the easterly margin of Berwick Trail, said concrete monument being the southwest comer of Lot No. 44 of Marlin Meadows Subdivision, Section No. 2; thence along the easterly margin of Berwick Trail south 46 degrees 37 minutes east 176.9 feet to a concrete monument; thence easterly 39.27 feet along a curve of a radius of 25 feet to a concrete monument in the westerly margin of Allen Pass; thence 183.67 feet along a curve with a radius of 1034.9 feet to a point; thence north 57 degrees 42 minutes west 222.3 feet to an iron pin making the southeast comer of Lot No. 44, Marlin Meadows, Section No. 2; thence along the back line of said Lot No. 44 south 32 degrees 18 minutes west 17! feet to the point of beginning, containing 0.9 acres more or less.

Being the same property conveyed to Joseph F. Cammuse and wife Margaret M. Cammuse, by deed from John B. Gibbs and wife Betty L. Gibbs, of record in Book 4235, Page 727, Register's Office for Davidson County, Tennessee, dated May 16, 1968 and recorded on May 17, 1968. Joseph F Cammuse died on December 27, 1997, leaving Margaret M. Cammuse as the surviving tenant by the entirety. Margaret M. Cammuse died on August 28, 2020, leaving Wanda C. Garrett and Donna C. Dyer as her heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 20201223-0152725 and Instrument No. 20201223-0152726. The Estate of Margaret F. Cammuse is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket #20P1726. Wanda Garrett was appointed Administrator of the Estate.

This is ☐ improved or ☒ unimproved property located at: **740 Allen Pass, Madison, TN 37115**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2021.

GRANTOR:

Donna C. Dyer

Donna C. Dyer

Wanda C. Garrett

Wanda C. Garrett

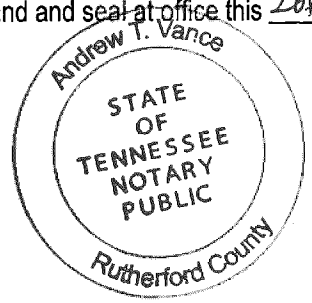
Wanda C. Garrett, Administrator of estate of Margaret F. Cammuse

Wanda Garrett, Administrator of the Estate of Margaret F. Cammuse

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
A.t.V.

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wanda C. Garrett and Donna C. Dyer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2021.

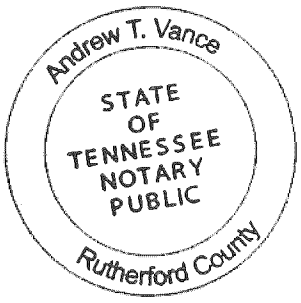


Notary Public
My Commission expires: 12-18-21

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Wanda C. Garrett, Administrator of the Estate of Margaret F. Cammuse, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

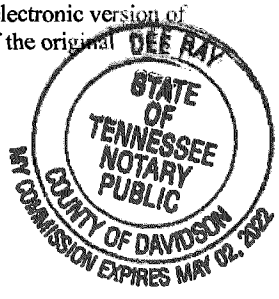
WITNESS my hand and seal at office this 26th day of April, 2021.



Notary Public
My Commission expires: 12-18-21

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public