Karen Johnson Davidson County
Batch# 635774 DEEDQC
05/13/2021 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210513-0064797

QUITCLAIM DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.2.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Wayne Faught, Sandie K. Faught, Kimberly Nicole Davis, Timmy D. Faught and Todd A. Faught	New Owner	043070058.00
216 Scalf Drive		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Timothy Wayne Faught,** "the Grantor," by these presents does hereby quitclaim and convey unto **Timothy Wayne Faught and Sandie K. Faught, Husband and Wife, Kimberly Nicole Davis, unmarried, Timmy D. Faught, unmarried and Todd A. Faught, unmarried, as tenants in common with right of survivorship,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being described as follows, to-wit:

Being part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 159 on the Plan of the re-subdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey by Anderson and Gee, Surveyors, August 5, 1946, as follows:

BEGINNING on the easterly margin of Scalf Drive at a point 50 feet north of the northwest corner of the property conveyed to John H. McCloud, Jr. and wife, by deed from Jessie Willard Stroud, of record in Book 1540, Page 11, said Register's Office; being the corner of Lots Nos. 159 and 160; thence with the line between said two lots, eastwardly 161.5 feet to the common corner of Lots Nos. 121, 122, 159 and 160; thence with the line between Lots Nos. 122 and 159, northwardly 68 feet to the southerly margin of Roosevelt Avenue; thence with said avenue, westwardly 142.2 feet to the beginning of a curve; thence around said curve in a southwestwardly direction 31.3 feet to the easterly margin of Scalf Drive; thence with said Drive southwestwardly 48.1 feet to the beginning.

Being the same property conveyed to Timothy Wayne Faught from Marie Hagan Faught, unmarried, by Quitclaim Deed dated January 13, 2001 and recorded on January 16, 2001 of record in Instrument No. 20010116-0004641, Register's Office for Davidson County, Tennessee.

This is improved property at: 216 Scalf Drive., Madison, TN 37115

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 12th day of May, 2021.

Timothy Wayne Faught

Timothy Wayne Faught

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Wayne Faught**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of May, 2021.

My commission expires: 10.2.23

Sandy Balent

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON