Prepared by and return to:
Sasha Qualkenbush, Esq.
6688 Nolensville Road
Suite 111-199
Brentwood, TN 37027

Name and Address of New Owner:
Chadwick and Lora Warrix
4500 Franklin Pike
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 641559 DEEDQC
05/21/2021 09:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210521-0069159

Send Tax Bills To:
SAME

TAX PARCEL ID No.: 132-11-0-050.00

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, **SUSAN DUFF,** "the Grantor," convey and quitclaim unto **Chadwick and Lora Warrix** "the Grantee," the following described real estate in Davidson County, Tennessee:

All of my right, title and interest, if any, to Lot No. 1 on the Plan of Resubdivision of Lots 1, 5 & part of 4 Murmac Estates, as of record in Instrument No. 20110902-0068197, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to David A. Duff (being one in the same person as David Duff) and wife, Susan Duff, by deeds of record in Instrument Number 20080403-0033685 and Instrument Number 20110427-0032016, in the Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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 18 day of May, 2021.

Susan Duff (SEAL)
Susan Duff

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Susan Duff**, 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 11 day of May, 2021.

Notary Public
My commission expires: _____

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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
11 day of May, 2021.

_____
Notary Public
My commission expires: _____

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.

Heather Wood
Affiant

Subscribed and sworn to before me this 19 day of May, 2021.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY