AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. r-170939-CDM

Karen Johnson Davidson County
Batch# 642385 DEEDQC
05/21/2021 02:14:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210521-0069601

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 171-08-0A-067-00-CO

QUITCLAIM DEED

THIS DEED made and entered into on this 10 day of May, 20 21, by and between **DUSTIE DEE MAGUIRE, A MARRIED WOMAN, JOINED IN EXECUTION BY HER SPOUSE, WALTER FLIPPIN MAGUIRE JR.**, a mailing address of 5621 Cottonport Drive, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **DUSTIE DEE MAGUIRE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY** a mailing address of 5621 Cottonport Drive, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF COTTONPORT PLANTATION, PHASE III OF RECORD IN PLAT BOOK 6900, PAGE 951, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Dustie Dee Maguire, a married woman from Gregory M. Stephenson and Jennifer P. Stephenson, husband and wife, by deed dated June 9, 2016 and recorded on June 13, 2016, as Instrument Number: 20160613-0059672.

Property Address: 5621 Cottonport Drive, Brentwood, TN 37027

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DUSTIE DEE MAGUIRE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, DUSTIE DEE MAGUIRE, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 10th day of May, 2021.

Notary Public
My Commission expires: 12/21/24

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Walter Flippin Maguire Jr.
WALTER FLIPPIN MAGUIRE JR.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, WALTER FLIPPIN MAGUIRE JR., the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 10th day of May, 2021.

Notary Public
My Commission expires: 12/21/24

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Dustie Dee Maguire
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 10th day of May, 2021.

Notary Public
My Commission Expires: 12/21/24

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Name and address for person(s) responsible for taxes:

DUSTIE DEE MAGUIRE
5621 Cottonport Drive
Brentwood, TN 37027

Name and address of property owner:

DUSTIE DEE MAGUIRE
5621 Cottonport Drive
Brentwood, TN 37027

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF COTTONPORT PLANTATION, PHASE III OF RECORD IN PLAT BOOK 6900, PAGE 951, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DUSTIE DEE MAGUIRE, A MARRIED WOMAN FROM GREGORY M. STEPHENSON AND JENNIFER P. STEPHENSON, HUSBAND AND WIFE, BY DEED DATED JUNE 9, 2016 AND RECORDED ON JUNE 13, 2016, AS 20160613-0059672.