Name and Address of New Owner:
NONYA BUSNS, LLC
4500 Franklin Pike
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 645343 DEEDQC
05/27/2021 02:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210527-0072036

Send Tax Bills To:
SAME

TAX PARCEL ID No.: 132-11-0-048.00

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

Land in Davidson County, Tennessee, being Lot Number 1 on the Plan of the Resubdivision of Lots 1, 5 & part of 4 Murmac Estates, as of record in Instrument Number 20110902-0068197, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chadwick Warrix and wife, Lora Warrix by deed of record in Instrument Number 20050928-0116407, in the Register's Office for Davidson County, Tennessee; and being property conveyed to Chadwick Warrix and wife, Lora Warrix from David Duff and wife Susan Duff by deed of record in Instrument Number 20210521-0069159, in the Register's Office for Davidson County, Tennessee.

Included in the above described property but Excluded herefrom is that portion of property conveyed to the State of Tennessee by deed of record in Instrument Number 20170622-0063033, Register's Office for Davidson County, Tennessee.

This improved property is known as 4500 Franklin Pike, Nashville, TN 37204.

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 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 11 day of May, 2021.

_____(SEAL)
Chadwick Warrix

_____(SEAL)
Lora Warrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Chadwick Warrix and Lora Warrix**, 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 11th day of May, 2021.

_____
Notary Public
My commission expires: _____

ASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY 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
11th day of May, 2021.

_____
Notary Public
My commission expires: _____

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

202105270072036

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

202105270072036