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

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 646013 DEEDQC
05/28/2021 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210528-0072510

TAX PARCEL ID No.: 132-15-0-003.00

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, **Nick Sparks and Phyllis Sparks,** "the Grantor," convey and quitclaim unto **NONYA BUSNES, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Murmac Estates, of record in Plat Book 2854, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof. Included in the above description but specifically excluded from this conveyance is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by condemnation proceedings bearing Case No. 73162, and filed April 23, 1964.

Being the same property conveyed to Nick Sparks and wife, Phyllis Sparks by deed of record in Instrument No. 20031121-0169879, Register's Office for Davidson County, Tennessee.

This improved property is known as 785 Peach Orchard, 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 11th day of May, 2021.

_____(SEAL)
Nick Sparks

_____(SEAL)
Phyllis Sparks

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Nick Sparks and Phyllis Sparks**, 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: _____

SASHA QUALKENBUSH NOTARY PUBLIC STATE OF TENNESSEE 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
11th day of May, 2021.

_____
Notary Public
My commission expires: _____

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

202105280072510

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

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

202105280072510