Prepared by:
Sasha Qualkenbush, Esq.
6688 Nolensville Rd, Suite 111-199
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 653101 DEEDQC
06/09/2021 01:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210609-0077620

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 **NONYA BUSNS II, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 5 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 a portion of the same property to 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. David Duff having since died on July 3, 2017.

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 20170622-0063030, Register's Office for Davidson County, Tennessee.

This improved property is known as 4502 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 18 day of May, 2021.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 14 day of May, 2021.

Susan Duff (SEAL)

STATE OF ~~TENNESSEE~~ Kentucky)
)
COUNTY OF ~~DAVIDSON~~ Perry)

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 14 day of May, 2021.

Margaret Napier
Notary Public
My commission expires: July 19, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

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.

Heather Wood
(Affiant)

Sworn to and subscribed before me this
20 day of May, 2021.

Lisa Farris
Notary Public
My commission expires: 08-24-2024

LISA FARRIS NOTARY PUBLIC STATE OF TENNESSEE 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

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