Karen Johnson Davidson County
Batch# 657041 DEEDQC
06/15/2021 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210615-0080693

This document prepared by:
Realty Title & Escrow
Seth A. Dearinger
5111 Maryland Way, Ste 101
Brentwood, TN 37027

State of: TN
County of: Williamson
The actual consideration or value whichever is greater, for this transfer is $10.00

Affiant

Subscribed & Sworn to before me this 7th day of June, 2021.

Notary Public
My commission Expires:

SETH A. DEARINGER NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:
Sequoyah Real Estate Investment, LLC
150 4th Ave. N. 20th Floor
Nashville, TN 37219

Send Tax Bills To:
Sequoyah Real Estate Investment, LLC
150 4th Ave. N. 20th Floor
Nashville, TN 37219

Parcel ID No.:
104-15-0-085.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Marsha Louis Priester, a married woman, herein referred to as GRANTORS, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration paid by Sequoyah Real Estate Investment LLC, herein referred to as GRANTEES, hereby transfer and forever quitclaim unto the GRANTEES and its successors and assigns forever all right, title, interest, equity and estate in and to the following described lands located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the Westerly 45 ft. of the Easterly 90 ft. of Plat 35 on the plan of Sunset Park Subdivision, as shown by plat of record in Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 35 fronts 45 ft. on the Northerly side of Sunset Avenue formerly "B" Street or Turner Avenue, and runs back between parallel lines 160.5 ft. to the Southerly line of Lot 50.

Being the same property conveyed to Marsha Louis Priester by Trustees Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Ronald Dean White,, dated April 15, 2021, recorded April 16, 2021, of record as instument number 20210416-0051033 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John B. Hawkins, with a life estate for Geraldine Gavin Hawkins, and a remainder interest to Johnnie Gale Gale Hawkins White by Quitclaim Deed from John B. Hawkins, dated July 22, 1992, recorded June 23, 1992, of record in Book 8682, Page 893, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Geraldine Gavin Hawkins by Quitclaim Deed from Johnnie Gale Hawkins white (joined by husband, Ronald White), dated September 30, 2010, recorded October 6, 2010, of record in Instrument No. 20101006-0080131, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Geraldine Gavin Hawkins and Johnnie Gale Hawkins White and husband, Ronald White by Quitclaim Deed from Geraldine Gavin Hawkins, dated September 19, 2010, recorded November 10, 2010, of record in Instrument No. 20101110-0090431, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT ALSO TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY WOULD REVEAL. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

Marsha Louis Priester

Marsha Louis Priester

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Williamson

On this 1st day of ~~May~~ June 2021, before me personally appeared Marsha Louis Priester, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 05/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy of Certification

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Spencer Gross

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Seth Dearinger, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily Crowder, Notary Public

My Commission Expires on 8/20/24

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM