Karen Johnson Davidson County
Batch# 674499 DEEDQC
07/09/2021 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210709-0092849

Name and Address of New Owner:
Marc A. Cox and Maja Dupovac
525 Saint Paul Dr
Nashville Tn 37076

Send Tax Bills To:
Marc A. Cox and Maja Dupovac
Same as New Owner

This Instrument Prepared By:
And Return to:

Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 075 04 0 140.00

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, **Marc A. Cox and Maja Dupovac, now a married couple,** "the Grantor," convey and quitclaim unto **Marc A. Cox and Maja Dupovac, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> All that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Tulip Grove, Section 6, of record in Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Marc A. Cox, an unmarried man and Maja Dupovac, an unmarried woman, as tenants in common with rights of survivorship by Quitclaim Deed from Leslie Garside as Trustee of record as Instrument No. 20140319-0022588 in the Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on March 19, 2014.
>
> Being also known as 525 Saint Paul Drive, Hermitage, TN 37076

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 21st day of June, 2021.

_____(SEAL)
Mark A. Cox

_____(SEAL)
Maja Dupovac

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Mark A. Cox and Maja Dupovac, 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 21st day of June, 2021.

_____
Notary Public
My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 $ 0.00, 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
21st day of June, 2021.

_____
Notary Public
My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

File # TR-21-840

202107090092849

Certificate of Authenticity

I, Tiffany Rooker, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 21, 2021.

Date

Tiffany Rooker

Affiant Signature

June 21, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of June, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON