PREPARED BY:
Steven G. Nystrom
6848 Scarlet Ridge Dr
Brentwood, TN 37027

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Steven G. Nystrom
6848 Scarlet Ridge Dr
Brentwood, TN 37027

MAIL TAX STATEMENTS TO:
Steven G. Nystrom
6848 Scarlet Ridge Dr
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 676755 **DEEDQC**
07/14/2021 12:23:14 PM 2 pgs
Fees: $13.00 Taxes: $51.80

20210714-0094686

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 12TH day of FEBRUARY, 20 21, between Vanessa Nystrom, an unmarried person, whose address is 428 Moores Ct, Brentwood, Tennessee 37027 ("Grantor"), and Steven G. Nystrom, whose address is 6848 Scarlet Ridge Dr, Brentwood, Tennessee 37027 ("Grantee").

For and in consideration of the sum of $14,000.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of First Revision Final Plat Phase Two, Autumn Oaks Subdivision of record in Plat Book 11700, Page 64 & 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

CURRENT SOURCE OF TITLE:
20180823-0083466

Tax/Parcel ID Number: 181-10-0A-070.00-CO

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 12TH day of FEBRUARY, 2021.

Vanessa Nystrom, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Vanessa Nystrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 12th day of February, 2021

Notary Public

My Commission expires 03-06-2021.

JAMES F. MURPHY, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $14,000, and the true value that the property would command at a fair and voluntary sale is $360,000.

Affiant

Subscribed and sworn to before me this 12th day of February, 2021

Notary Public

My commission expires: 03-06-2021

JAMES F. MURPHY, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024