Karen Johnson Davidson County
Batch# 683724 DEEDQC
07/26/2021 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210726-0100158

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12687-KP

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2021.

Notary Public
My Commission Expires: 9/16/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean Patrick Maguire 504 Vantrease Road Madison, TN 37115	New Owner	051 03 0 018.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Sean Patrick Maguire, married man,** ("Grantor") do/does hereby quitclaim and convey unto **Sean Patrick Maguire and Joseph Cox, a married couple,** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee and being the Westerly 20 feet on the Northerly part of Lot No. 1 of Block "D" on the Map of Marthonna Subdivision, not of record and part of an unnumbered tract immediately West of said lot, described as follows:

Beginning on the Southerly margin of Vantrease Road (formerly Marthonna Road South, and Exell Road South), at the Northwest corner of the property

conveyed to Bill L. Bryan, and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2535, Page 81, Registers Office for said County; thence with the Southerly margin of Vantrease Road, North 86 degrees 02 minutes West 132 feet to the Northeast corner of the property conveyed to J.A. Gillem, Jr., and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2489, Page 451, said Register's Office; thence with Gillem's Easterly line, South 4 degrees 13 minutes West 210 feet; thence South 86 degrees 02 minutes East 132 feet to the Westerly line of the Bryan Land; thence with said line, North 4 degrees 13 minutes East 210 feet to the beginning.

Being the same property conveyed Sean Patrick Magurie, a married man, by Warranty Deed from Golden Local LLC, a Tennessee limited liability company, of record in Instrument No. 20210712-0093503, in the Register's Office of Davidson County, Tennessee, dated July 9, 2021 and recorded on July 12, 2021.

This is ☒ improved or ☐ unimproved property located at: **504 Vantrease Road, Madison, TN 37115**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July 2021.

GRANTOR:

Sean Patrick Maguire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sean Patrick Maguire, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

202107260100158

Certificate of Authenticity

I, Kellie L Parsons, do hereby make oath that I am 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 July 9, 2021.

Affiant Signature

July 9, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature
My Commission Expires: November 17, 2024

Notary's Seal

