Karen Johnson Davidson County
Batch# 691465 DEEDQC
08/05/2021 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210805-0105561

Name and Address of New Owner:
Wanda Joy Mitchell, Trustee
2012 crencor Dr
Goodlettsville, TN 370724306

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:

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

Map & Parcel No: 108-12-0B-036.00-CO

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, **Wanda Joy Mitchell, Executor of the Estate of Rhonda Kay Leaver, deceased,** "the Grantor," convey and quitclaim unto **Wanda Joy Mitchell, Trustee of Ryan's Trust, a Tennessee Testamentary Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Phase 1-A, Section Two, Harborview of record in Plat Book 6900, Page (s) 756 through 758, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to David L. Leaver and wife, Rhonda Kay Leaver by Warranty deed from Cardinal Construction, Inc. of record in Book 8720, page 285, Register's Office for Davidson County, Tennessee, dated August 27, 1992 and recorded on September 02, 1992. David L. Leaver subsequently died on March 29, 2012, thereby vesting title to Rhonda Kay Leaver as surviving tenant by the entirety. Rhonda Kay Leaver subsequently died testate on April 7, 2021, and her Last Will & Testament has been admitted for Probate under Docket No. 21P746, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville. Said Last Will & Testament appoints Wanda Joy Mitchell Executor and directs that the property be sold and proceeds held in trust for the benefit of David Ryan Leaver.

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 GRANTEE, 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 30th day of July, 2021.

The Estate of Rhonda Kay Leaver

By: Wanda Joy Mitchell (SEAL)

Wanda Joy Mitchell, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wanda Joy Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Executor of the estate of Rhonda Kay Leaver, and that this instrument was executed on behalf of said Estate for the purposes therein contained.

Witness my hand and official seal this 30 day of July, 2021.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

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 $ ~~135,000.00~~ 0, 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
30th day of July, 2021.

Notary Public
My commission expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

File # TR-21-974

202108050105561

Certificate of Authenticity

I, Tonya Loftin, 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 July 30, 2021.

Date

Tonya Loftin

Affiant Signature

August 3, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3rd day of August, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)