Karen Johnson Davidson County
Batch# 695634 DEEDQC
08/11/2021 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210811-0108588

Prepared by and
Recording requested by:
Magnolia Title and Escrow, Inc.
1104 Fatherland St
Nashville Tn 37206

After Recording Return To:
Magnolia Title and Escrow, Inc.
1104 Fatherland St
Nashville Tn 37206

File Number: TR-21-1035
Parcel ID: 083-06-0-114-00

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, **William McDonald** *a married man "the Grantor," convey and quitclaim unto **William McDonald Jr and Mary Claire Zibart, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE MAP ENTITLED BEAUMONT PLACE OF RECORD IN PLAT BOOK 332, PAGE 38, 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 William McDonald, unmarried by Warranty Deed from Paro Holmes LLC of record as Instrument No. 20160222-0016475 in the Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 22, 2016.

William McDonald and William McDonald, Jr and William Michael McDonald Jr are one in the same person.

For Information Only: Being Parcel No. 083-06-0-114-00
Being also known as 202 Chapel Avenue, Nashville, TN 37206

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.

Executed under seal this 23 day of July, 2021.

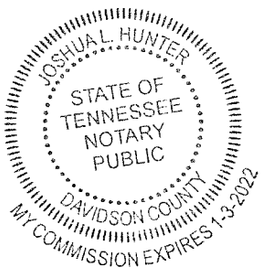
William McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2021, before me personally appeared William McDonald, 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's (or persons') free act and deed.

Witness my hand, at office, this 23 day of July, 2021.

Notary Signature
My commission expires:



NEW OWNER and
TAX BILLS MAILED TO:

WILLIAMD MCDONALD JR and
MARY CLAIRE ZIBART
202 CHAPEL AVENUE
NASHVILLE, TN 37206

202108110108588

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 7/23/2021.

Date

Tiffany Rooker

Affiant Signature

7/23/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of July, 2021.

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