Karen Johnson Davidson County
Batch# 703795 DEEDQC
08/24/2021 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210824-0114362

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Name and Address of New Owner:
Growning Home, LLc
5625 King Trail
Corpus Christi TX 78414

Send Tax Bills To:
Growing Home, LLC
5625 King Trail, Corpus Christi, TX 78414
This Instrument Prepared By:
Return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 081-11-0-141-00

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, **Lynn Howard, a married man** "the Grantor," convey and quitclaim unto **Growning Home, LLC, a Texas limited liability company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF CHAMPIONS SUBDIVISION OF RECORD IN PLAT BOOK 161, PAGE 132, 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 Lynn Howard, a married man by Warranty Deed from Marvin J. Page, Jr. of record as Instrument No. 20210224-0022662 in the Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 24, 2021.

Being also known as 1605 21st Ave N Nashville Tn 37208

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.

202108240114362

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 20 day of August, 2021.

_____(SEAL)
Lynn Howard

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Lynn Howard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of August, 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 $ **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
20 day of August, 2021.

_____
Notary Public
My commission expires: _____

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

File # EY-21-1089

202108240114362

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 20, 2021**.

Date

Affiant Signature

August 20, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **August**, 20**21**.

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