Name and Address of New Owner:
Molly Sears
3106 MEADOWSIDE LANE
NASHVILLE, TN 37207

Send Tax Bills To:
Molly Sears
3106 MEADOWSIDE LANE
NASHVILLE, TN 37207
This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 060 02 0 113.00

Karen Johnson Davidson County
Batch# 704693 DEEDQC
08/25/2021 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210825-0114994

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, **Brian Musser, unmarried,** "the Grantor," convey and quitclaim unto **Molly Sears, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF SECTION ONE, PARKWOOD ESTATES, OF RECORD IN PLAT BOOK 2900, PAGES 119 AND 120, 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 Brian Musser and Molly Sears, tenants in common with full right of survivorship by Warranty Deed from Patricia Crook, Karen Crook, Linda C Williams, Sandra Reaves, and Buford Crook, Jr of record as Instrument No. 20201016-0120661 in the Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 16, 2020.
>
> Being also known as 3106 Meadowside Lane, Nashville, TN 37207

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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2nd day of August, 2021.

Brian Musser (SEAL)
BRIAN MUSSER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 2nd day of August, 2021.

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Tiffany Whittle
Notary Public
My commission expires: 4/30/22

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, 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
2nd day of August, 2021.

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

Notary Public
My commission expires: _____

File # AT-21-947

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202108250114994

Certificate of Authenticity

I, Allison Taylor, 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 2, 2021.

Date

Affiant Signature

AUGUST 25, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)