This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20211607R

Karen Johnson Davidson County
Batch# 706498 DEEDQC
08/30/2021 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116405

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 23 day of Aug, 2021.

NOTARY PUBLIC

My Commission Expires: 5/18/24

NEW OWNER:

Alison Jefferson and Matthew Jefferson
2006 Riverside Drive
Nashville, TN, 37216

SEND TAX BILLS TO:

SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

MAP/PARCEL:

072-11-0-148.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Alison Walton n/k/a Alison Jefferson, a married woman (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Alison Jefferson and Matthew Jefferson, wife and husband (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of The Waters Place on Maxey Lane of record in Plat Book 332, Page 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 174 fronts 50 feet on the West side of Riverside Drive and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Alison Walton, a single woman by Warranty deed from Shannon D. Newsom and Frank D. Newsom, II, wife and husband of record in Instrument No. 20170619-0061127 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 19, 2017.

This property is commonly known as 2006 Riverside Drive, Nashville, TN 37216.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 23 day of AUG, 2021.

GRANTOR:

Alison Walton n/k/a Alison Jefferson

Alison Walton n/k/a Alison Jefferson

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alison Walton n/k/a Alison Jefferson with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 23 day of AUG, 2021.

NOTARY PUBLIC

My Commission Expires: 5/18/24

RYAN A. RAFOTH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 23, 2021.

RTW

Affiant Signature

8.24.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 24 day of August, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY