Karen Johnson Davidson County
Batch# 717129 DEEDQC
09/15/2021 01:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210915-0123976

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Westcor Land Title Insurance Company, 600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-1024499

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Mark Taylor Ezell	**Mark Taylor Ezell**	171030A12100CO
5212 East Fredericksburg Way	**5212 East Fredericksburg Way**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MARK TAYLOR EZELL and KIMBERLY EZELL, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MARK TAYLOR EZELL, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 5212 East Fredericksburg Way, Brentwood, TN 37027, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Section 5B, Fredericksburg, R20 Residential P.U.D., of record in Plat Book 7900, Page 953, 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 which Nathan E. Brummel and Anna Meadows-Brummel, Trustees of the Brummel Family Trust dated April 8, 2014 by Deed dated May 3, 2019 and recorded May 8, 2019 in the Office of the County Register of Deeds of the County of Davidson, State of Tennessee, in 20190508-0042891, conveyed unto Mark Taylor Ezell and Kimberly Ezell, husband and wife.

Tax ID No.: 171030A12100CO

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5212 East Fredericksburg Way, Brentwood, TN 37027.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of 09, 2024.

/Mark Taylor Ezell
MARK TAYLOR EZELL

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARK TAYLOR EZELL, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 2nd day of 09, 2024.

Notary Public
My Commission expires: JUL 23 2024

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires July 23, 2024
MAURY COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of 09, 2021.

Kimberly Ezell
KIMBERLY EZELL

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KIMBERLY EZELL, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 2nd day of 09, 2021.

Robert Bonnifield
Notary Public Tennessee
My Commission expires: JUL 23 2024

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires July 23, 2024
MAURY COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Mark Taylor Ezell
MARK TAYLOR EZELL

Subscribed and sworn to before me this 2nd day of 09, 2021.

Robert Bonnifield
Notary Public Tennessee
My Commission expires: JUL 23 2024

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires July 23, 2024
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 9/2/2021 (date of document).

Affiant Signature

9/9/2021
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this _____ day of 9/9/2021, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499