Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13533-DJ

Karen Johnson Davidson County
Batch# 718105 DEEDQC
09/16/2021 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210916-0124503

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Christina Marie Sagun
Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 13th day of September, 2021.

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christina Marie Sagun 205 Bermuda Drive Nashville, TN 37214	New Owner	084-14-0-031

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Christina Marie Sagun, unmarried** ("Grantor") do hereby quitclaim and convey unto **Christina Marie Sagun, unmarried and Grace De Los Reyes, unmarried, as joint tenants with rights of survivorship** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 and part of Lot No. 52 on the Plan of Section Two, Donelson Meadows of record in Book 2133, Pages 100 and 101, 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. 50 and part of Lot 52 front together 177.27 feet along the easterly side of Bermuda Drive and extends back 279.50 feet along the northerly side line and 256.7 feet along the southerly side line to a rear line measuring 153.00 feet thereon.

Being the same property conveyed to Christina Marie Sagun, by Warranty Deed from Patricia B. Kelley, dated September 10, 2021 and recorded in Instrument No. ___202109160124501___, Register's Office for Davidson County, Tennessee, further being the same property conveyed to Patricia B. Kelley by deed from Natalie S. Kelley, of record in Instrument No. 20051003-0118554, said Register's Office, dated September 29, 2005 and recorded on October 3, 2005; further being the same property conveyed in Warranty Deed recorded in Instrument No. 20021223-0158070.

This is improved property located at: **205 Bermuda Drive, Nashville, TN 37214**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2021.

GRANTOR:

Christina Marie Sagun

Christina Marie Sagun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Marie Sagun, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of September, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 08 2021

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 9/13/2021.

Kirsten Virden
Affiant Signature

9/13/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of September, 2021..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

