THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Millennial Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 723085 DEEDQC
09/24/2021 08:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210924-0128310

File No.: TN-2021-10945-AM

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Robert Joseph Dougherty, Jr. 172 Park Circle Old Hickory, TN 37138	CMG Financial 3160 Crow Canyon Rd. Ste 400 San Ramon CA 94583	05312004800

THIS INDENTURE made this 24th day of August 24th 2021 between, **Reginald Craig**, First Party, and **Robert Joseph Dougherty, Jr. and Marlies Dougherty, husband and wife,** Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being the East part of Lot No. 41 and the West part of Lot No. 42 of Block "A" on the map of Subdivision No. 3 of Life and Casualty Insurance Company Property, of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the South margin of Park Circle, 30.5 feet West from the corner of Lots No. 42 and 43; thence Southerly 171.6 feet to a point; thence Westerly 30 feet to a point at the corner of Lots No. 41 and 42 and continuing with the South line of Lot No. 41, Westerly 26 feet to an iron pin; thence Northerly 165 feet to an iron pin in the South margin of Park Circle, which is 1616 feet East from the corner of Lots No. 40 and 41; thence with the margin of Park Circle, Easterly 63.3 feet to a point and continuing with the margin of the same Easterly 11.7 feet to the beginning.

Being the same property conveyed to Marlies Craig and Reginald Craig by Deed Dated January 22, 2004 and recorded on February 12, 2004 in Instrument Number 20040212-0016801, Register's Office for Davidson County, Tennessee. Marlies Craig and Reginald Craig having since divorced by Final Decree of record Case No. 83CCI-2013-CB-385, Circuit Court for Sumner County, Tennessee.
Marlies Craig and Marlies Dougherty are one and the same person.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 24th **day of** August, 2021.

Reginald Craig

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and Stete, Reginald Craig, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 24th **day of** August, 2021.

Notary Public

My Commission Expires: August 21st 2023

TIMOTHY S. SMITH
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
AUGUST 21, 2023
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 24th **day of** August, 2021.

Notary Public

My Commission Expires: August 21st 2023

TIMOTHY S. SMITH
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
AUGUST 21, 2023
ROBERTSON COUNTY

I, Andy Maloney, 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 8/24/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY