Name and Address of New Owner:
Yellow Door Properties LLC
129 Deer Ridge Ln.
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 723581 DEEDQC
09/24/2021 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210924-0128572

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 062-01-0-039.00

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, **Karen Fox, unmarried and Stephanie Fox, unmarried, tenants in common with rights of survivorship,** "the Grantor," convey and quitclaim unto **Yellow Door Properties. LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being Lot No. 1, on the Plan of First Revision, Amendment to the Final Plat, Taylorcraft Subdivision, of record in Plat Book 8250, Page 974, amended in Plat Book 8250, Page 982, less and except that portion of the property described in Instrument 20020111-0005111 and Instrument 20020111-0005112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Karen Fox, unmarried and Stephanie Fox, unmarried, by Warranty Deed from Arthur M. Smith, unmarried of record in Instrument No. 20210831-0117533 Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on August 31, 2021.

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 GRANTEE, 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 22nd day of September, 2021.

(SEAL)
KAREN FOX

(SEAL)
STEPHANIE FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2021, before me personally appeared Karen Fox and Stephanie Fox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

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 **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of September, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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 **9/22/2021**.

Date

Affiant Signature

9/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025