AFTER RECORDING RETURN TO:
Old Republic Title
530 S. Main Street; Suite 1061
Akron, OH 44311
File No. 505668451

Karen Johnson Davidson County
Batch# 733312 DEEDQC
10/08/2021 04:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211008-0135942

This document prepared by:
JOHN O. WINDSOR, ESQ.,
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 148 06 0 121.00

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of September, 2021, by and between **WILLIAM CHRISTOPHER LYNN, A MARRIED MAN, WHO ACQUIRED TITLE AS AN UNMARRIED MAN**, a mailing address of 3722 BAKERTOWN ROAD, NASHVILLE, TN 37211-5002, hereinafter referred to as Grantor(s) and **WILLIAM CHRISTOPHER LYNN and PAIGE LEIGH HANSEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 3722 BAKERTOWN ROAD, NASHVILLE, TN 37211-5002, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 3722 BAKERTOWN ROAD, NASHVILLE, TN 37211-5002

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20190329-0028625, recorded on 03/29/2019 in DAVIDSON County, TENNESSEE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

William Christopher Lynn
WILLIAM CHRISTOPHER LYNN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, WILLIAM CHRISTOPHER LYNN, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 22 day of September, 2021.

James Lee Zachery
Notary Public
My Commission expires: 12/21/24

No title exam performed by the preparer. Legal description and party's names provided by the party.

JAMES LEE ZACHERY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: William Christopher Lynn

STATE OF Tennessee
COUNTY OF Davidson

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

Notary Public
My Commission Expires: 12/21/24

JAMES LEE ZACHERY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

WILLIAM CHRISTOPHER LYNN and PAIGE LEIGH HANSEN
3722 BAKERTOWN ROAD
NASHVILLE, TN 37211-5002

Name and address of property owner:

WILLIAM CHRISTOPHER LYNN and PAIGE LEIGH HANSEN
3722 BAKERTOWN ROAD
NASHVILLE, TN 37211-5002

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF MANGUM HEIGHTS OF RECORD IN PLAT BOOK 2330, PAGE 147, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TAX ID NO: 148 06 0 121.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: WILLIAM CHRISTOPHER LYNN, A MARRIED MAN, WHO ACQUIRED TITLE AS AN UNMARRIED MAN
GRANTEE: WILLIAM CHRISTOPHER LYNN and PAIGE LEIGH HANSEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
DATED: 09/22/2021
RECORDED: CONCURRENTY HEREWITHIN
DOC#/BOOK-PAGE:

ADDRESS: 3722 BAKERTOWN ROAD, NASHVILLE, TN 37211-5002

END OF SCHEDULE A

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 of document).

Affiant Signature

9/22/2021
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954