Karen Johnson Davidson County
Batch# 760446 DEEDQC
11/24/2021 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211124-0155993

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Peter G. Ogilvy & Scott Giffin Ogilvy 2149 Rock City Street Nashville, TN 37216	Cap Star Bank 2002 Richard Jones Rd, #300A Nashville, TN 37215	72-11-311

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Peter G. Ogilvy, a single man, by these presents does hereby quitclaim and convey unto **Peter G. Ogilvy, a single man, and Scott Giffin Ogilvy**, their heirs, successors and assigns,all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Moore's Subdivision of Lot 7 of Maxey's Addition to Brownsville of record in Plat Book 57, Page 39, 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 property conveyed to Gail Dismukes, unmarried by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non profit corporaiton of record in Book 8375, page 244, Register's Office for Davidson County, Tennessee, dated June 14, 1991 and recorded on June 14, 1991.

Being the same property conveyed to Independence Investment Group TN LLC, a Nevada limited liability company by Warranty deed from Gail Dismukes of record in Instrument No. 20190910-0091222 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 10, 2019.

BEING the same property conveyed to Peter G. Ogilvy by Warranty deed from Independence Investment Group TN LLC, a Nevada limited liability company, of record in Instrument No. 20210611-0078882 Register's Office for Davidson County, Tennessee.

Being also known as 2149 Rock City Street, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ____ day of November 2021.

Peter G. Ogilvy

STATE OF Connecticut
COUNTY OF Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter G. Ogilvy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of November 2021.

Notary Public

My Commission Expires: 04/30/2023

CARMEN LUNA
Notary Public
Connecticut
My Commission Expires Apr 30, 2023

STATE OF Connecticut
COUNTY OF Fairfield

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
12 day of November 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CARMEN LUNA
Notary Public
Connecticut
My Commission Expires Apr 30, 2023

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a quitclaim deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said quitclaim deeds can only transfer that interest that the undersigned actually has in the property at the time said quitclaim deeds are executed. The undersigned(s) hereby agree to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said quitclaim deeds. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said quitclaim deeds.

The undersigned transferor(s) also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via quitclaim deeds should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Property being transferred and subject to this waiver:

- 2149 Rock City Street, Nashville, Tennessee 37216.

Peter G. Ogilvy

STATE OF Connecticut
COUNTY OF Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter G. Ogilvy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of November 2021.

Notary Public

My Commission Expires: 04/30/2023

CARMEN LUNA
Notary Public
Connecticut
My Commission Expires Apr 30, 2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/18/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL