Karen Johnson Davidson County
Batch# 775927 DEEDQC
12/17/2021 11:22:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211217-0167194

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kathleen W. Fulk, married and Tara McGuire, married, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, does hereby quitclaim unto **Happy Tara Homes, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of McGavocks Town, North Nashville of record in Plat Book 21, Page 23, 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 Kathleen W. Fulk, married, and Tara McGuire, married, as joint tenants with right of survivorship, by Warranty Deed from Paula Diane Godsey, Trustee of The Paula D. Godsey Trust, as to a 50% undivided Interest and Paula Diane Godsey, Trustee of The Paula Diane Godsey Living Trust, as to 50% undivided interest, dated December 9, 2021 of record in Instrument No. 20211210-0164001 Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1411 10th Ave. N, Nashville, TN 37208

WITNESS THE EXECUTION HEREOF this 15th day of December, 2021.

Kathleen W. Fulk

Tara McGuire

State of TENNESSEE)
County of DAVIDSON)

On this 15th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathleen W. Fulk, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of TENNESSEE)
County of DAVIDSON)

On this 15th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tara McGuire, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of TENNESSEE)
County of DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 15th day of December, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
Happy Tara Homes, LLC	**First Bank**	**081-12-0-378.00**
4025 Hillsboro Rd #601	**722 Columbia Ave.**	
Nashville, TN 37215	**Franklin, TN 37064**	