Name and Address of New Owner:
Mark Evans
73 White Bridge Road
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 779498 DEEDQC
12/23/2021 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169953

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Magnolia Title and Escrow, Inc./lg
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 084-07-0-050.00

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, **Dogwood Financial Services LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim unto **Mark Evans, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Maplecrest Subdivision of record in Plat Book 1835, Page (s) 27 and 28, 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 Dogwood Financial Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Douglas L. Brown and Nancy Elaine Brown, husband and wife of record in Instrument No. 20170411-0035213 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 11, 2017.

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 23 day of November, 2021.

Dogwood Financial Services LLC,
a Tennessee Limited Liability Company

By: _____ (SEAL)
Leslie A. Garside, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Dogwood Financial Services LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Leslie A. Garside as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN this 23 day of November, 2021.

Notary Signature

Printed Name: Emily Manno

My commission expires: _____

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

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 23 day of November, 2021.

Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Emily Manno, 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 11/23/21.

Date

Emily Manno

Affiant Signature

11/23/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of November, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON