Name and Address of New Owner:
Peyton McCarroll and Michael McCarroll
533 B Stevenson Street
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 784636 DEEDQC
01/05/2022 08:53:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20220105-0001627

Send Tax Bills To:
Peyton McCarroll and Michael McCarroll
533 B Stevenson Street
Nashville, TN 37209

This Instrument Prepared By:
Omnia Title Corp.
205 North Armenia Avenue
Suite 101
Tampa, FL 33609

Map & Parcel No: 091-09-0U-002-00
Exempt Pursuant to T.C.A. Code 67-4-409(A)(4).

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, **Michael McCarroll, an unmarried man,** "the Grantor," convey and quitclaim unto **Michael McCarroll, a married man and Peyton McCarroll, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract of parcel of land Davidson County, State of Tennessee, described as follows, to wit:
>
> Land in Davidson County, Tennessee, being Unit 533B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 531 Stevenson Commons, A Horizontal Property Regime with Private Elements of record as instrument No. 20160810-0083165 and being shown on plat attached thereto as Exhibit " B" , in the Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

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 GRANTEES, 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.

For Title, see deed to Michael McCarroll, an unmarried man, dated February 14, 2020 and recorded with the Official Records of Davidson on February 25, 2020 Instrument # 20200225-0020949

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IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 14th day of December, 2021.

_____(SEAL)
Michael McCarroll

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

On this 14th day of December, 2021, before me personally appeared Michael McCarroll, 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 14th day of December, 2021.

_____
Notary Signature
My commission expires: 7/4/2025

BRADLEY J HEPBURN
Notary ID #133198528
My Commission Expires
July 7, 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 **$ 10.00**, 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~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

Sworn to and subscribed before me this 14th day of December, 2021.

_____
Notary Signature
My commission expires: 7/7/2025

BRADLEY J HEPBURN
Notary ID #133198528
My Commission Expires
July 7, 2025

202201050001627

Tennessee Certification of Electronic Document

I, Kevin Orihuela, 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 **12/14/2021** (date of document).

Affiant Signature

12/14/2021

Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this **14th** day of **December**, 2021.

Notary Public State of Florida
Jocelyn K. Brown
My Commission GG 909783
Expires 09/09/2023

Notary's Signature

MY COMMISSION EXPIRES: 9/9/2023

NOTARY'S SEAL