Return To:
Magnolia Title and Escrow, Inc
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 798748 DEEDQC
02/02/2022 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220202-0012058

Name and Address of New Owner:
MissTenn, LLC
408B S. 15th St.
Nashville, TN 37206-2804

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Garside & Hunter, PLLC/lg
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 083-09-0-429-00

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, **Kathleen McElroy, a single woman,** "the Grantor," convey and quitclaim unto **MissTenn, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING LOT. NO. 19 OF BLOCK "B" ON THE PLAN OF THE SUBDIVISION OF THE LINDSLEY HOME PLACE, OF RECORD IN PLAT BOOK 2, PAGE 92, OF THE CHANCERY COURT ET NASHVILLE.

SAID LOT NO.19 FRONTS 50 FEET ON THE NORTH SIDE OF HOLLY STREET, FORMERLY CHADWELL AVENUE; AND RUNS BACK BETWEEN PARALLEL LINES, 180 FEET TO AN ALLEY.

Being the same property conveyed to Kathleen McElroy by Warranty Deed from Joshua L. Hunter, a married man, and K. Ryan Meadows, a married man of record as Instrument No. 20210727-0100606 in the Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021.

Being also known as: 1417 Holly Street, Nashville, TN 37206
Parcel No. 083-09-0-429-00

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 21st day of January, 2022.

_____(SEAL)
KATHLEEN MCELROY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of January, 2022, before me personally appeared Kathleen McElroy, 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 21 day of January, 2022.

_____
Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 21 day of January, 2022.

_____
Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Leslie Garside, 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 01/21/2022.

Date

Affiant Signature

01/23/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2022.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

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