Karen Johnson Davidson County
Batch# 799634 DEEDQC
02/03/2022 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220203-0012855

Name and Address of New Owner:
Joseph Edward Church, Katherine Rose Church, and Sten Morgan
28989 SW Meadows Loop
Wilsonville, OR 97070

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-10-0-028

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, **Joseph Edward Church and Katherine Rose Church, husband and wife ,** "the Grantors," convey and quitclaim unto **Joseph Edward Church and Katherine Rose Church, husband and wife, as to a 99% undivided interest, and Sten Morgan, married, as to a 1% undivided interest, tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cumberland Gardens, Section Six, of record in Plat Book 3106, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 56 feet on the Westerly side of 26th Avenue North and **runs back between lines 110 feet on the Nor**therly side and 110.8 feet on the Southerly side to the rear which measures 42 feet.

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty deed from Charles E. Gilliam, Jr., Married, and Daryl M. Gilliam, Married, Sole Heirs of the Estate of Evelyn Gilliam, of record in Instrument No. 20190319-0024928, Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 19, 2019. (Value of consideration shown in aforementioned deed $162,000.00.)

Being the same property conveyed to Sten Morgan and Taylor Morgan by Special Warranty deed from Mesa Verde Assets, LLC, of record in Instrument No. 20191023-0108646, Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 23, 2019. (Value of consideration shown in aforementioned deed $319,000.00.)

Bein the same property conveyed to Joseph Edward Church and Katherine Rose Church, husband and wife, by Warranty Deed from Sten Morgan and Taylor Morgan, husband and wife, of record in Instrument No. 20210510-0062065, Register's Office for Davidson County, Tennessee, dated May 4, 2021, and recorded on May 10, 2021.

Being also known as 1713 26th Avenue North Nashville, Tennessee 37208.

Grantors 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).

GRANTORS, 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.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 10th day of January, 2022.

Joseph Edward Church
_____(SEAL)
Joseph Edward Church

Katherine Rose Church
_____(SEAL)
Katherine Rose Church

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Collin

On this 10th day of January, 2022, before me personally appeared Joseph Edward Church and Katherine Rose Church, 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 10th day of January, 2022.

Brock Repec
Notary Signature
My commission expires: 08/18/2025

Brock Repec
ID NUMBER
133277577
COMMISSION EXPIRES
August 18, 2025

Notarized online using audio-video communication

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.

Joseph Edward Church Katherine Rose Church
Affiant

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Collin

Joseph Edward Church & Katherine Rose Church have
Sworn to and subscribed before me this 10th day of January, 2022.

Brock Repec
Notary Signature
My commission expires: 08/18/2025

Brock Repec
ID NUMBER
133277577
COMMISSION EXPIRES
August 18, 2025

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1/10/22.

Affiant Signature

1/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of January, 2022.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON