RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

KIM SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED	
Karen Johnson Davidson County Batch# 801781 DEEDQC 02/08/2022 01:13:30 PM 5 pgs Fees: $27.00 Taxes: $0.00 20220208-0014470	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Faron Mingo Newsom AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2022. Kim Scruggs NOTARY PUBLIC My commission expires: July 9, 2024

THIS INSTRUMENT PREPARED BY: Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206		
ADDRESS NEW OWNER: Marcos Anton Newsom 2941 Rich Acres Dr. Nashville, TN 37207	SEND TAX BILLS TO: Same as New Owner	MAP-PARCEL NUMBERS 60-07 85

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **FARON MINGO NEWSOM, unmarried and NAKIA JEREMY NEWSOM, married, devisees under the Last Will & Testament of Cheryl A. Newsom,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **MARCOS ANTON NEWSOM, unmarried,** his heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

Grantors warrant that the subject property has never been a primary residence for Nakia Jeremy Newsom.

WITNESS OUR HAND, this 12th DAY OF January, 2022.

Faron Mingo Newsom

Faron Mingo Newsom

Nakia Jeremy Newsom

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Faron Mingo Newsom,** the bargainors, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2022.

Kim Scruggs

NOTARY PUBLIC

My Commission Expires: July 9, 2024

KIM SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TEXAS
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Nakia Jeremy Newsom,** the bargainors, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2022.

Kim Scruggs

NOTARY PUBLIC

My Commission Expires: July 9, 2024

KIM SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEE "EXHIBIT A" ATTACHED HERETO

Grantors warrant that the subject property has never been a primary residence for Nakia Jeremy Newsom.

WITNESS OUR HAND, this 14 DAY OF January, 2022.

Faron Mingo Newsom

Nakia Jeremy Newsom

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Faron Mingo Newsom,** the bargainors, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of January, 2022.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Nakia Jeremy Newsom,** the bargainors, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 07/02/2022

MEAGAN HEALY
Notary Public
STATE OF TEXAS
ID#131634597
My Comm. Exp. July 2, 2022

EXHIBIT A

Land in the 12th, formerly the 17th, Civil District of said County and State, being Lot No. 10 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, pages 50 and 51, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Stanwyck Drive at the northeast corner of Lot No. 11 on said plan; thence with said Drive, eastwardly 184.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southeastwardly 39.27 feet to a point on the westerly margin of Rich Acres Drive; thence with said Drive, southwardly 174 feet to the northern boundary line of the property owned by Maud Robinson; thence with said line, North 83 degrees 14 minutes West 205.9 feet to the southeast corner of said Lot No. 11; thence with the line between said Lots Nos. 10 and 11, northwardly 190.5 feet to the beginning.

Being the same property conveyed to Cheryl A. Newsom, by Quitclaim Deed from Benjamin F. Newsom, Jr., dated 5/4/1999, recorded 5/14/1999 and appearing of record at Book 11478, page 878, Register's Office for Davidson County, Tennessee. The said Cheryl A. Newsom died testate on January 6, 2021, and her Last will & Testament has been admitted for probate under Docket No. 21P521, in the 7th Circuit Court for Davidson County, Tennessee Probate Division. Said Last Will & Testament devised the subject property to Marcos Anton Newsom, Faron Mingo Newsom and Nakia Jeremy Newsom.

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 1/14/2022.

Date

Affiant Signature

1/28/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th 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