Karen Johnson Davidson County
Batch# 813060 DEEDQC
03/01/2022 01:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220301-0023225

Name and Address of New Owner:
Maison Management LLC
718 Thompson Lane, Suite 108-434
Nashville, TN 37204

Send Tax Bills To:
Maison Management LLC
718 Thompson Lane, Suite 108-434
Nashville, TN 37204

Maximum Principal Indebtedness for Tennessee Recording tax purpose is $0.00.

This Instrument Prepared By:
Preferred Title & Escrow, LLC
7894 Winchester Road
Suite 500
Memphis, TN 38125

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, **John P. Maison Jr. and Cynthia L. Maison, husband and wife,** "the Grantor," convey and quitclaim unto **Maison Management LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property: 4920 Shasta Drive, Nashville, TN 37211
Parcel #: 147 04 0 119.00

Land in Davidson County, Tennessee, being Lot No. 57, as shown on the Plan of Section Two, Welch Meadows, of record in Plat Book 3700, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to grantor herein by Quit Claim Deed being recorded simultaneously herewith, also being the same property conveyed to John P. Maison, Jr. and Cynthia L. Maison, husband and wife, by Warranty Deed recorded at instrument number 20201006-0115526 in Davidson County Register's Office.

Property: 806 Potter Lane, Nashville, TN 37206
Parcel #: 083 12 0 122.00

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows: Being Lot No. 152 on the Plan o Section Five, Rosewood Heights, of record in Plat Book 2331, Page 39, 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 grantor herein by Quit Claim Deed being recorded simultaneously herewith, also being the same property conveyed to John P. Maison, Jr. and Cynthia L. Maison, husband and wife by Warranty Deed recorded at instrument number 20190702-0064456 in Davidson County Register's Office

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 5th day of November, 2021.

John P. Maison Jr. by Cynthia L. Maison, Attorney-in-Fact

Cynthia L. Maison

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County **Cynthia L. Maison,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **John P. Maison, Jr.,** acknowledged that such person executed the same as the free act and deed of **John P. Maison, Jr.**

WITNESS my hand and official seal this 5th day of November, 2021.

Notary Public
My commission expires: My Commission Expires Nov. 6, 2024

I. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Cynthia L. Maison**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of November, 2021.

Notary Public
My commission expires: My Commission Expires Nov. 6, 2024

I. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~SHELBY~~ Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$ 0.00.**

(Affiant)

Sworn to and subscribed before me this
5th day of November, 2021

Notary Public
My commission expires: My Commission Expires Nov. 6, 2024

File # 2021-1172i

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202203010023225

I, Ursula Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ursula Jones

State of Tennessee

County of Shelby

Personally appeared before me, Marina A. Jeffries, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Marina A. Jeffries

Notary's Signature

MARINA A. JEFFRIES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-14-2022

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)