Name and Address of New Owner:
Jason Roufs and Victoria A. Roufs
4029 University Ave.
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 813939 DEEDQC
03/02/2022 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220302-0023816

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 063 08 0 076.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, and for purposes of creating a tenancy by the entirety pursuant to T.C.A. §66-1-109, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Roufs, a married man** "the Grantor," conveys and quitclaims unto **Jason Roufs and Victoria A. Roufs, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NOS. 15, 16, AND 17 OF BLOCK A-1, ON THE PLAN OF HADLEY BEND CITY, OF RECORD IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOTS.

Being the same property conveyed to Jason Roufs, a married man by Warranty Deed from Spence Talley, married of record as Instrument No. 20110121-0005751 in the Register's Office for Davidson County, Tennessee, dated January 18, 2011 and recorded on January 21, 2011.

Being also known as:
4029 University Avenue, Old Hickory, TN 37138
Parcel No. 063 08 0 076.00

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 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.

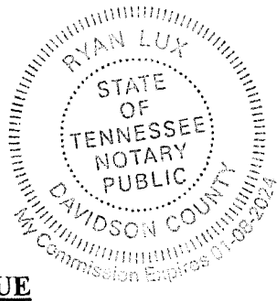
IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 7th day of February, 2022.

_____(SEAL)
JASON ROUFS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2022, before me personally appeared Jason Roufs, 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 7th day of February, 2022.



_____
Notary Signature
My commission expires:

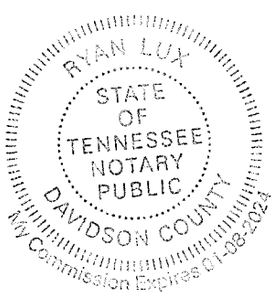
AFFIDAVIT OF VALUE

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 7th day of February, 2022.



_____
Notary Signature
My commission expires:

Certificate of Authenticity

I, Jill Neely, 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 02/07/2022.

Date

Jill M Neely

Affiant Signature

02/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of February, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)