QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 2 22, 2022

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sean Foley and Kerry L. Foley 7620 Leveson Way Nashville, TN 37211	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	173-09-0A-055-00

KNOW ALL MEN BY THESE PRESENTS that Sean E. Foley and Kerry L. Foley, husband and wife, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Sean Foley and Kerry L. Foley, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 53, on the Plan of Revision One, Section Two, LENOX VILLAGE, of recorded in Instrument No. 20020731-0091872, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sean E. Foley and Kerry L. Foley, husband and wife, by Warranty Deed from Angela M. Houston, unmarried, dated February 22, 2022 and recorded February ____, 2022, of record in Instrument No. 202203040024954, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 7620 Leveson Way, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 815519 DEEDQC
03/04/2022 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220304-0024956

WITNESS my hand on February 22, 2022

Sean E. Foley

Kerry L. Foley

STATE OF Tennessee

COUNTY OF Davidson

On February 22, 2022, before me personally appeared Sean E. Foley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on February 22, 2022.

PATRICIA S HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

NOTARY PUBLIC

My Commission Expires: 11-6-24

STATE OF Tennessee

COUNTY OF Davidson

On February 22 2022, before me personally appeared Kerry L. Foley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on February 22, 2022.

PATRICIA S HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

NOTARY PUBLIC

My Commission Expires: 11-6-24

Certificate of Authenticity

I, John Cobb Rochford, 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 on February 22, 2022.

Signature 02/22/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 22nd day of February, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202203040024956