Karen Johnson Davidson County
Batch# 829432 DEEDQC
03/28/2022 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220328-0035304

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 21st day of February, 2022.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
Ward V. McKalson
Kristen D. McKalson, Co-Trustees
1020 Bellwood Drive
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel: 075-13-0-182.00-000

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Ward Vincent McKalson and Kristen McKalson, husband and wife**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Ward V. McKalson and Kristen D. McKalson, Co-Trustees of the McKalson Family Trust dated September 2, 1992**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Hermitage Hills, as of record in Plat Book 2900, Pages 48-49, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete description thereof.

Being the same property conveyed to Ward McKalson and Kristen D. McKalson, husband and wife, from OfferPad (SPV Borrower1), LLC, by Warranty Deed, of record in Instrument No. 20220208-0014662, Register's Office for Davidson County, Tennessee. Ward McKalson and Ward Vincent McKalson being one and the same person. Kristen McKalson and Kristen D. McKalson being one and the same person.

This is real property commonly known as 303 Bonnaridge Drive, Hermitage, Tennessee 37076.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 15th day of February, 2022.

Ward Vincent McKalson

Ward Vincent McKalson

Kristen Deirdre McKalson

Kristen McKalson

STATE OF Texas

COUNTY OF Brazoria

Personally appeared before me, **by audio-visual communication**, the undersigned, a Notary Public for the State and County the aforesaid, **Ward Vincent McKalson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 14th day of ~~February~~ March, 2022.

Tamie Nichole Mason

Notary Public Tamie Nichole Mason

Notary Public, State of Texas

My Commission Expires: 07/22/2023

Tamie Nichole Mason
ID NUMBER
132096765
COMMISSION EXPIRES
July 22, 2023

Notarized online using audio-video communication

STATE OF Florida

COUNTY OF Manatee

Personally appeared before me, **by audio-visual communication**, the undersigned, a Notary Public for the State and County the aforesaid, **Kristen McKalson**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Signing as Grantor: Presented CA DL as identification & Multifactor Authentication

Witness my hand and seal, at office, this 15th day of February, 2022.

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

No other signers were present in this meeting

Sherri Joy Small

Notary Public State of Florida Sherri Joy Small

My Commission Expires:

04/23/2024

Notarized online using audio-video communication

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 15, 2022 and March 14, 2022.

J. Carlton Drumwright

3/21/22
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 3/21/22.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY