Karen Johnson Davidson County
Batch# 829478 DEEDQC
03/28/2022 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220328-0035372

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Perry Wayne Magaha Frida Dale Nash 501 Broadmoor Dr. Nashville, TN 37216	Republic Bank & Trust Co. 200 S 7th Street Louisville, KY 40202	061-06-0-008.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shirley Magaha, Unmarried,** by these presents do hereby quitclaim and convey unto **Perry Wayne Magaha, unmarried and Frida Dale Nash, married, as joint tenants with rights of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Gra-Mar Acres, Section Six of record in Plat Book 2331, Page 43, 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 Mack Magaha and wife, Shirley Magaha by Warranty deed from Dudley L. Fortner, and wife, Dorothy S. Fortner of record in Book 5175, page 54, Register's Office for Davidson County, Tennessee, dated July 21, 1977 and recorded on July 25, 1977.

Being the same property conveyed to Perry Wayne Magaha and Frida Dale Nash, as joint tenants with right of survivorship, with Mack Magaha and wife, Shirley Magaha reserving a life estate unto themselves by Quitclaim deed from Mack Magaha and wife, Shirley Magaha of record in Instrument No. 20020307-0029042 Register's Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on March 07, 2002. The said Mack Magaha having died on or about August 15, 2003.

This is improved property also known as 501 Broadmoor Dr., Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7th day of March 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of March, 2022.

Shirley Magaha

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 Shirley Magaha, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 7th day of March, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/21/2022 ____ (date of document).

Affiant Signature

03/21/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025