Name and Address of New Owner:
Carol C Ziegler
1509 Woodland Street, Nashville, TN 37206

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 838955 DEEDQC
04/13/2022 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220413-0042750

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 083 09 0 401.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kipkosgei (Charles) Magut,** "the Grantor," convey and quitclaim unto **Carol C. Ziegler, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO 16 IN THE SUBDIVISION OF THE LINDSLEY 29 ACRE TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 66, REGISTER'S OFFICEFOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY ANDDECRIBED AS FOLLOWS:

SAID LOT NO. 16 FRONTS 50.0 FEET ON THE NORTH SIDE OF WOODLAND STREET AND RUNS BACKBETWEEN PARALLEL LINES 140.00 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CAROL C. ZIEGLER AND KIPKOSGEI (CHARLES) MAGUT DATED APRIL 26, 2012, BY QUIT CLAIM DEED RECORDED ON MAY 8TH, 2012 AND OF RECORD IN INSTRUMENT NO. 20120508-0039764, REGISTERS OFFICE FOR DAVIDSON COUNTY.

Being also known as 1509 Woodland Street, Nashville, TN 37206

Reference is hereby made pursuant to Marital Dissolution Agreement styled Kipkosgei Charles Collin Magut v. Carol Cathleen Ziegler, Docket No 20D148 in the Chancery court for Davidson County, Tennessee. Kipkosgei Charles Collin Magut is one and the same person as Kipkosgei (Charles) Magut.

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 5 day of April, 2022.

_____(SEAL)
Kipkosgei (Charles) Magut

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Kipkosgei (Charles) Magut, 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 8 day of April, 2022.

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 7/9/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8 day of April, 2022.

_____
Notary Public
My commission expires: 7/9/2024

File # 2022-4456-VM

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4-8-22 (date of document).

Affiant Signature

4-11-22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11th day of April, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026