Name and Address of New Owner:
James Moody McQuaig & Heather mcQuaig
11431 Woolington Rd.
Great Falls, VA 22066

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 868899 DEEDQC
06/09/2022 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220609-0065694

This Instrument Prepared By:
Easy Close
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 105-13-2E-001.00-CO

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, **Caroline Shay McQuaig, an unmarried woman,** "the Grantors," convey and quitclaim unto **James Moody McQuaig and Heather McQuaig, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1011 S Douglas, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1011 S Douglas, a Horizontal Property Regime, of record in Instrument No. 20190329-0028760, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Emory W. Smith and wife, Mary E. Smith by Warranty deed from Radnor Lumber Company of record in Book 3538, page 231, Register's Office for Davidson County, Tennessee, dated May 14, 1963 and recorded on May 16, 1963. (Value or consideration shown in aforementioned deed $N.A..)

Emory W. Smith, Sr. died January 30, 1987, leaving Mary E. Smith as the surviving tenant by the entirety.

Mary Ellen Cowan Smith died November 20, 2010

Affidavit of Heirship recorded on January 02, 2019 in Instrument No. 20190102-0000501 and in Instrument No. 20190102-0000502.

Being a portion of the same property conveyed to Robert S. Jacobs, Jr. and Randall C. Morgan, by Warranty Deed from Herbert A. Smith, Emory W. Smith, Jr., Charles E. Smith, Ronald L. Smith, Marietta S. Wilson, Pauline S. Wiggins Fantasia N. Smith, LaShonda M. Patton and Ashley R. Ingram of record in Instrument No. 20190102-0000505 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on January 02, 2019. (Value or consideration as shown in aforementioned deed $450,000.00.)

Being the same property conveyed to James Moody McQuaig and Heather McQuaig, husband and wife, and Caroline Shay McQuaig, an unmarried woman, by Warranty Deed from Robert S. Jacobs, Jr. and Randall C. Morgan, of record in Instrument No. 20201013-0118459 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 13, 2020. (Value of consideration shown in aforementioned deed $715,000.00.)

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 27th day of May, 2022.

_____(SEAL)
Caroline Shay McQuaig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared Caroline Shay McQuaig, 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.

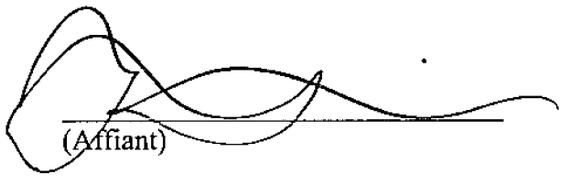
Witness my hand, at office, this 27th day of May, 2022.

_____
Notary Signature
My commission expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

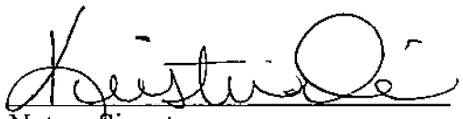
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



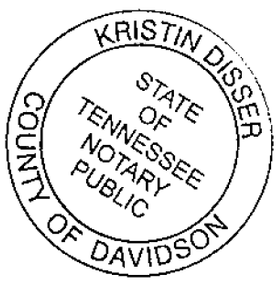
(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of May, 2022.



Notary Signature
My commission expires: 9-2-2024



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5·27·2022.

Affiant Signature

5·27·2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27th day of May, 2022.

Notary Signature

My Commission Expires: 9·2·2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON