Name and Address of New Owner:
Amy Spalding Reavis
1011 South Douglas Avenue
A
Nashville, TN 37204

Send Tax Bills To:
Same as new owner

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

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

Karen Johnson Davidson County
Batch# 868899 DEEDWARR
06/09/2022 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $4,107.00
20220609-0065695

WARRANTY 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, **James Moody McQuaig and Heather McQuaig, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amy Spalding Reavis, a single woman,** "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.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of June, 2022.

_____(SEAL)
James Moody McQuaig

_____(SEAL)
Heather McQuaig

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Fauquier

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Moody McQuaig and Heather McQuaig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2022.

Nancy Warneke
Notary Public
My commission expires:
12/31/2025

Nancy Warneke
Commonwealth of Virginia
Notary Public
Commission No. 7270008
My Commission Expires 12/31/2025

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Virginia)
)
COUNTY OF ~~DAVIDSON~~ Fairfax)

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 $1,110,000.00, 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
1st day of June, 2022.

Notary Public
My commission expires: 12/31/2025

File No. EC-22-34

Nancy Warneke
Commonwealth of Virginia
Notary Public
Commission No. 7270008
My Commission Expires 12/31/2025

Tennessee Certification of Electronic Document

I, Sarah Lile, 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 6-1-22.

Affiant Signature

6-1-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of June, 2022

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON