Karen Johnson Davidson County
Batch# 875200 DEEDQC
06/22/2022 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220622-0070839

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd C. Reynolds,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey unto, **Todd C. Reynolds and Shannon C. Reynolds, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 9 on the Plan of Two Rivers Subdivision, as of record in Plat Book 3600, Page 65, amended in Book 3795, Page 799, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 9 fronts 100 feet on the Northeasterly side to Stones River Court and extends back between parallel lines, 205 feet more or less to the Cumberland River.

Being the same property conveyed to Todd C. Reynolds, a married man by Warranty Deed from Margaret A. Hincy of record in Instrument No. 20210914-0123189 Register's Office for Davidson County, Tennessee, dated August 23, 2021, and recorded on September 14, 2021.

Being also known as 2520 Stones River Court, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, We have hereunto set out hands on this 15th day of June, 2022.

Todd C. Reynolds

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Todd C. Reynolds, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 15th day of June, 2022.

Notary Public

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Todd and Shannon Reynolds 2520 Stones River Court Nashville, TN 37214	Same	Davidson County: 073-16-0-076.00

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of June, 2022.

Notary Public

My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Emily Manno, 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 6/15/22.

Date

Affiant Signature

6/15/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON