This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File #: JM

Karen Johnson Davidson County
Batch# 880909 DEEDQC
06/29/2022 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220629-0075555

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2022.

Notary Public
My Commission Expires: 11-6-2025

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Management Co, Inc. 6035 Riverview Drive Pegram, TN 37143	New Owner	142-14-0-210.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Samantha Howington, a married woman** ("Grantor") does hereby quitclaim and convey unto **The Management Co, Inc., a Tennessee corporation** ("Grantee"), its heirs and assigns, all of the Grantor's right, title, and interest in those certain tracts or parcels of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 4-B on the Plan of Zone Lot Division, Harpeth View Estate of record in Plat Book 6250, page 511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samantha Howington, a married woman by Warranty Deed from Angela Dawn Howington, and husband, Randall Glenn Howington, and Tamara Claudette Howington, single, dated April 26, 2022, of record in Instrument No. 20220503-0051443, Register's Office for Davidson County, Tennessee. Angela Dawn Howington joined this Warranty Deed to convey any and all marital right to said property. See Scrivener's Affidavit of record in Instrument No. 20220617-0069928, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Lamar Howington, Randall Glenn Howington, and Tamara Claudette Howington, with right of survivorship under the laws of joint tenancy, by Quitclaim Deed from William Lamar Howington, dated July 22, 2011, of record in Instrument No. 20110801-0058750, Register's Office for Davidson County, Tennessee. William Lamar Howington having since passed on June 18, 2015, leaving Randall Glenn Howington and Tamara Claudette Howington as surviving tenants.

This is improved property known as: **305 Clofton Drive, Nashville, TN 37221.**

THE PROPERTIES CONVEYED HEREIN ARE NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2022.

GRANTOR:

Samantha Howington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Samantha Howington**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she so executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of June, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 June 24, 2022.

Storey Carver
Affiant Signature

6/24/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of June 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

