Karen Johnson Davidson County
Batch# 888308 DEEDQC
07/13/2022 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080714

Name and Address of New Owner:
Garrett Gabriel Ross
402 Flintlock Ct
Nashville, TN 37217

Send Tax Bills To:
Garrett Gabriel Ross
402 Flintlock Ct
Nashville, TN 37217

This Instrument Prepared By:

Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 135-16-0B-004.00-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, **Garrett Gabriel Ross , a married man,** "the Grantor," convey and quitclaim unto **Garrett Gabriel Ross and Marisol Ross, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Woodridge at Nashboro Village, Nashboro Village of record in Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Garrett Gabriel Ross, a married man, by Warranty Deed from Julia Lozano, a married woman, of record in Instrument No. 20220629-0075319 Register's Office for Davidson County, Tennessee, dated June 27, 2022, and recorded on June 29, 2022.

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 27 day of June, 2022.

Garrett Gabriel Ross (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of June, 2022, before me personally appeared Garrett Gabriel Ross, 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 27 day of June, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE 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 **$0.00**, 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 27 day of June, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

202207130080714

Certificate of Authenticity

I, DEBORAH DEVINE, 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 June 27, 2022.

Date

Affiant Signature

July 13, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of July, 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