Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch# 889518 DEEDQC 07/15/2022 11:54:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20220715-0081484	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 14th day of July, 2022. Notary Public My commission expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDOM COUNTY OF DAVIDSON

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Michael Sir	**New Owner**	**17107000800**
740 N. Russell Street		
Portland, TN 37148		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MARIAN R. SIR, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MARIAN R. SIR and MICHAEL SIR, tenants in common with right of survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of Cloverland Acres, Section II, of record in Book 4460, Page 114, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Harry M. Sir and wife, Marion (sic) R. Sir, by Warranty Deed from Glenn C. Gunsallus and wife, Ann D. Gunsallus, dated 5/17/76 of record in Book 5026, Page 932, Register's Office of Davidson County, Tennessee. Harry M. Sir died on 12/21/15 leaving Marian R. Sir as the surviving tenant by the entirety. Oath is made that the correct spelling of Grantor's first name is Marian.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 5705 Cloverland Place, Brentwood, TN 37027.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 14th day of July, 2022.

Marian R. Sir
MARIAN R. SIR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marian R. Sir, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of July, 2022.

My commission expires: 7/7/25

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/14/2022 (date of document).

Jennifer Russell
Affiant Signature

7/15/2022
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

