Karen Johnson Davidson County
Batch# 891461 DEEDQC
07/20/2022 10:17:54 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20220720-0083053

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Melanie Maultsby
712 Furman Drive
Murfreesboro, TN 37129

This Quitclaim Deed is being prepared based on information furnished by the parties, the preparer assumes no liability for the status of title.

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Map & Parcel: 84-8-80

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

William Kevin Regg

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Melanie Maultsby, a married woman

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 173 of Section 7, Lincoya Hills, as of record in book 2331, page 19, Register's Office for Davidson County, Tennessee, as described as follows:

Said Lot No. 173 fronts 100.35 feet on the southerly side of Knobdale Road and extends back 328.8 feet on the easterly side and 394 feet on the westerly side, to the rear line, broken in three parts, measuring a total of 167.6 feet.

Being the same property conveyed to Beverly G. Regg by quitclaim Deed from William T. Regg, dated July 10, 2000 and filed for record as Instrument No. 20000710-0068307 in the Register's Office for Davidson County, Tennessee. The said Beverly G. Regg, having since died testate on July 24, 2018, the property is vested to her heirs, Melanie Regg Maultsby and William Kevin Regg, as evidenced by the Affidavit of Heirship dated September 7, 2018 and filed for record as Instrument No. 20180912-0090402 in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 14 day of July, 2022

William K. Regg
William Kevin Regg

STATE OF Tennessee
COUNTY OF Knox

Before me, Amanda Grubb a Notary Public in and for said County and State, personally appeared William Kevin Regg, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

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

AMANDA RHEA GRUBB STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY MY COMMISSION EXPIRES 7-27-2022

Amanda Rhea Grubb

My commission expires:

STATE of TENNESSEE
COUNTY of Knox

The actual consideration for this transfer is $190,000.00

William K. Regg
Affiant

Sworn to and subscribed to before me this 14 day of July, 2022

My commission expires: 7/27/2022

Amanda Rhea Grubb
Notary Public

AMANDA RHEA GRUBB STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY MY COMMISSION EXPIRES 7-27-2022