Karen Johnson Davidson County
Batch# 897197 DEEDQC
08/02/2022 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220802-0087652

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 29 day of July 2022.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Ave. North, Franklin, TN 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alex Massingill	**New Owner**	**135-05-0-036.00**
308 Honeyhill Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Karen Wixson and Wiley Massingill, wife and husband** (hereinafter the "Grantor"), hereby quitclaim and convey to **Alex Massingill, a single person** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in Sumner County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of A resubdivision of Lot Nos. 25 through 43, 55, 64 & 65, on the plan of Town Park Estates of record in Plat Book 3300, Page 86, 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 Alex Massingill, a single person, and Karen Wixson and Wiley Massingill, wife and husband as tenants in common with rights of survivorship by Warranty Deed from Catherine F. Curran, unmarried of record in Instrument Number 20220615-0068554, Register's Office for Davidson County, Tennessee, dated June 8, 2022 and recorded on June 15, 2022.

BEING improved property commonly known as **308 Honeyhill Drive Nashville, TN 37217.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 29th day of July, 2022.

Karen Wixson

Karen Wixson

Wiley Massingill

Wiley Massingill

STATE OF Michigan
COUNTY OF Washtenaw

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Karen Wixson and Wiley Massingill, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 2022.

James Brown III

Notary Public
My Commission Expires: 12/10/25

JAMES BROWN III
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Dec 10, 2025
ACTING IN COUNTY OF Washtenaw

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 7/29/22 (date of document).

Affiant Signature

8/1/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of Aug., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

