RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 906912 DEEDQC
08/24/2022 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220824-0095429

QUITCLAIM DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

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 18th DAY OF AUGUST, 2022.

NOTARY PUBLIC

My commission expires: 01-06-2025

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph S. Penuell, IV Maria Devora Slade 209 Seesaw Ct. Nashville, TN 37211	Same as New Owner	172120b06800co

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **RALPH S. PENUELL, IV, unmarried,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **RALPH S. PENUELL, IV, unmarried, and MARIA DEVORA SLADE, unmarried,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section Five, Bradford Hills, as of record in Plat Book 7900, pages 287 and 288, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ralph S. Penuell, IV, unmarried, by Warranty Deed from Jeffrey W. Blunkall and wife, Kristi N. Blunkall, dated May 10, 2013, recorded May 22, 2013 and appearing of record at Instrument No. 20130522-0051714, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES AND THE PRIOR INSTRUMENT OF RECORD. NO WARRANTY IS MADE AS TO STATUS OF TITLE AT THE TIME OF TRANSFER.

WITNESS OUR HAND, this 18 day of August, 2022.

RALPH S. PENUELL, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ralph S. Penuell, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 18th day of August, 2022.

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public

My commission expires: 01-06-2025

Certificate of Authenticity

I, Leslie Garside, 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 8/18/2022.

Date

Affiant Signature

8/23/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2022.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025