Karen Johnson Davidson County
Batch# 926718 DEEDQC
10/06/2022 12:20:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221006-0110348

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Beal, Nations & Crutcher shall not be responsible for any matter that could have been resolved by a title examination, settlement or consultation with legal and/or tax related counsel.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-26-25

STEPHANIE NICOLE VEILLETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Shannon L. Crutcher, Esq.
Beal, Nations & Crutcher
1600 Westgate Circle, Suite 275
Brentwood, Tennessee 37027

NAME & ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody Waggett 2703 Nodyne Drive Nashville TN 37214	Mortgage Research Center, LLC DBA Veterans United Home Loans 1400 Vetérans United Drive Columbia MO 65203	095-16-0-027.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Melanie Sambilay, married and joined herein by her spouse, Arce Sambilay,** does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto **Cody Waggett, married,** his heirs and assigns, all right, title and interest in and to that certain tract or parcel of land lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan or Perry Heights, of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melanie Sambilay, married, by deed from Dorothy Casas, a single person, on 10/6/22, of record in Instrument Number 20221006-0110347 Register's Office for Davidson County, Tennessee.

Arce Sambilay joins herein to convey any marital interest he may have in the above-described property under the domestic relations and/or estate laws existing in the state of Texas.

Said property is conveyed subject to any and all existing easements and restrictions as shown of record.

This property is improved property known as 2703 Nodyne Drive, Nashville, Tennessee 37214.

The above-description is the same as in the previous deed of record.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on the 10 day of September, 2022.

Melanie Sambilay

Melanie Sambilay

Arce Sambilay

Arce Sambilay

STATE OF TEXAS)
)
COUNTY OF Harris)

Personally appeared before me, a Notary Public, **Melanie Sambilay** and **Arce Sambilay**, with whom I am personally acquainted (or proved to me their identities on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Humble, Texas this 10th day of September, 2022.

Victoria Woo

NOTARY PUBLIC

VICTORIA WOO
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES
AUGUST 23, 2023
NOTARY ID: 11715968

My Commission Expires: 8/23/23

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.