Prepared By:
Peggy Atwood

After Recording Return To:
Peggy Atwood
1417 Knox Valley Dr
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 928059 DEEDQC
10/11/2022 02:12:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20221011-0111508

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 30, 2022 THE GRANTOR(S),

- Brian Atwood and Peggy Atwood, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Teal Yeti, LLC, Brian & Peggy Atwood, Owners, residing at 5810 Shelby Oaks Dr # B, Memphis, Shelby County, Tennessee 38134

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

UNIT L-1 THE VILLAGER COND.
Current Source of Title: 20220913-0102047

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor Signatures:

DATED: 9/30/22

Brian Atwood
1417 Knox Valley Dr
Brentwood, Tennessee
37027

DATED: 9/30/22

Peggy Atwood
1417 Knox Valley Dr
Brentwood, Tennessee
37027

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, ss:

On this 30 day of September, 2022, before me personally appeared Brian Atwood and Peggy Atwood, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

CHRISTY A. PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Notary Public
Title (and Rank)

My commission expires Mar 6 2024

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
11 Day of Oct, 2022
A. Hayes, Deputy Register

No have and hold or fee simple language

Tax Parcel Number: 117030B17500CO

Mail Tax Statements To:
Teal Yeti, LLC
5810 Shelby Oaks Dr # B
Memphis, Tennessee 38134

[SIGNATURE PAGE FOLLOWS]

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3961

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of September, 2022

Notary Public

Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 915840 DEEDWARR
09/13/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $867.65
20220913-0102047

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Atwood and Peggy Atwood ~~2600 Hillsboro Pike #103~~ ~~Nashville, TN 37212~~ ~~1417 Knox Valley Dr.~~ Brentwood, TN 37027	Local Mortgage, Inc. 5350 Poplar Ave. Ste. 850 Memphis TN 38119	117-03-0B-175.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Susan L. Steeno and husband, David G. Steeno

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Atwood and Peggy Atwood, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Unit No. L-1 on the Plan of The Villager, of record in Plat Book 5200, Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed from Robert Simmons, unmarried to Susan L. Steeno and husband, David G. Steeno, recorded March 1, 2005, as Instrument No. 20050301-0022283 in Davidson County, Tennessee Register of Deeds.