Karen Johnson Davidson County
Batch# 947038 DEEDQC
12/02/2022 11:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221202-0126257

Recordation Requested By/Return to:
TIMIOS, INC. - REFI
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362
File No. 2494355

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, ESQ.
o/b/o BC LAW FIRM, P.A,
P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MICHAEL K. GARNER AND MARIA K. GARNER	MICHAEL K. GARNER AND MARIA K. GARNER	092-07-0-416
1925 BRITT PL NASHVILLE, TN 37208	1925 BRITT PL NASHVILLE, TN 37208	

Executed this 22 day of November 20 22.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MARIA K. GARNER FORMERLY KNOWN AS MARIA K. REYNOLDS,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **MICHAEL K. GARNER AND MARIA K. GARNER, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 4 ON THE PLAN OF CANBY COURT, OF RECORD IN PLAT BOOK 8250, PAGE 757, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARIA K. REYNOLDS, UNMARRIED BY DEED FROM AFFORDABLE HOUSING RESOURCES, INC., RECORDED 05/28/1999 IN DEED BOOK 11500 PAGE 378, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 1925 BRITT PL, NASHVILLE, TN 37208

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared without the benefit of a title examination.

Witness my hand this 22 day of November, 2022.

Maria K. Garner F/K/A Maria K. Reynolds
MARIA K. GARNER F/K/A MARIA K. REYNOLDS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Nashon Fondren of the state and county mentioned, personally appeared **MARIA K. GARNER F/K/A MARIA K. REYNOLDS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nashon Fondren
Notary Public
Printed Name: Nashon Fondren
My Commission Expires: 01/01/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 22 day of November, 2022

Notary Public

My commission expires: 01/08/2024



Tennessee Certification of Electronic Document

I, Linda Brown, 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 **11/22/2022** (date of document).

Linda Brown
Affiant Signature

12/01/2022
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **1st** day of **December**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 5-18-2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1