Karen Johnson Davidson County
Batch# 965801 DEEDQC
01/30/2023 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006868

QUITCLAIM DEED	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 13th day of ~~December~~ January, 2023 Notary Public My Commission Expires: 1/30/2024

ANGIE HEDBERG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2024

Address New Owner as:	Tax Bill To:	Map / Parcel
Roy Lee Reed **217 Maplewood Trace,** **Nashville, Tennessee 37207**	**New Owner**	**060 04 0 030.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Sell Your House in 9 Days, Inc.,** a Tennessee Corporation (hereinafter referred to as "Grantor"), does hereby quitclaim and convey unto **Roy Lee Reed,** unmarried (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a small tract in the 12th Civil District of said County, being part of Lot No. 1 of the William Phillips Plan, as of record in Book 57, Page 21, Register's Office for said County, and being also known as Lot No. 217 on the L.P. Jones Unrecorded Resubdivision described as follows:

Beginning at a point in the north margin of Maplewood Lane, 738.7 feet west of the west margin of Walton Lane, being the corner of Lots 217 and 219; thence with the margin of Maplewood Lane, North 83 degrees 35' West 65 feet to the corner of Lots 215 and 217; thence with the line between said lots; North 6 degrees 25' East 213 feet; thence South 83 degrees 35' East 65 feet to the rear corner of Lots 217 and 219; thence with the line between said lots, South 6 degrees 25' West 213 feet to the beginning.

Being the same property conveyed to Sell Your House in 9 Days, Inc., by Quitclaim Deed from Roy Lee Reed, of record in Instrument No. 20180109-0002994, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 217 Maplewood Trace, Nashville, Tennessee 37207.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 13 day of January 2022.3 EF

Grantor:

Sell Your House in 9 Days, Inc.

By: Authorized Representative

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Eric Green, Authorized Representative **of Sell Your House in 9 Days, Inc.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Representative **of Sell Your House in 9 Days, Inc.,** and as such Authorized Representative, acknowledged the he/she is authorized to execute the foregoing instrument on behalf of **Sell Your House in 9 Days, Inc.,** the within named bargainor, and that he/she as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name Eric Green, **as** Authorized Representative.

WITNESS my hand and official seal at Nashville, Tennessee, this 13TH **day of** JANUARY, **2022.3** EF

Notary Public

My Commission Expires: 1/30/2024

ANGIE HEDBERG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2024

Certificate of Authenticity

I, Robert T. Nistetter, do herby 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 January 30, 2023.

AFFIANT SIGNATURE

1-30-23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 30th day of January, 2023.

NOTARY'S SIGNATURE

My Commission Expires: 9/7/26

Notary's Seal:

SHANE ALAN RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026