Karen Johnson Davidson County
Batch# 1007843 DEEDQC
05/25/2023 12:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230525-0039552

This instrument prepared by:
First American Title
4795 Regent Blvd.
Irving, Texas 75063
(866)264-7799

File No.: **91468470LA**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 5/28/23, by and between MALLORY MASON PASCAL, A married woman who acquired title as MALLORY MASON unmarried, party of the first part, and MALLORY MASON PASCAL, a married woman, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by WARRANTY DEED Deed of record in: Book N/A, Page No. N/A or Instrument No.: 20120417-0032635 in said Registor's office.

Exempt Per T.C.A. 67-4-409(a)(4)

X The property is improved with an address of: **3109 HUNTERS HILL RD, NASHVILLE, Tennessee 37214**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Mallory Mason Pascal
MALLORY MASON PASCAL

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Ann Stathos Donnell (name of notary public), Mallory Mason Pascal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4/28/23.

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this the 04/28/23.

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
08412004600

NAME AND ADDRESS OF A PROPERTY OWNER:
MALLORY MASON PASCAL
3109 HUNTERS HILL RD
NASHVILLE, TN 37214

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
MALLORY MASON PASCAL
3109 HUNTERS HILL RD
NASHVILLE, TN 37214

STATE OF TN
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28 Day of Apr. 2023

Notary my Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Real property in the City of **NASHVILLE**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

BEING LOT NO. 74 ON THE REVISED PLAT OF LOTS 72, 73, 74 & 76, KNOB SECTION, LINCOYA HILLS, OF RECORD IN PLAT BOOK 2331, PAGE 6, REVISED IN PLAT BOOK 2330, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO MALLORY MASON, AN UNMARRIED WOMAN FROM MATTHEW W. GARDNER AND WIFE, SHALLEN A. GARDNER, BY DEED DATED APRIL 13, 2012 AND RECORDED APRIL 17, 2012 IN/AS INSTRUMENT NO. 20120417-0032635 OF OFFICIAL RECORDS.

Commonly known as: 3109 HUNTERS HILL RD, NASHVILLE, TN 37214

APN #: **08412004600**

Tennessee Certification of Electronic Document

I, Tiffany DeHoney, 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 4.28.2023 (date of document).

T DeHoney
Tiffany DeHoney

5.23.2023
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4.2.27

NOTARY'S SEAL

RA'CHEL SERACH
My Notary ID # 130177752
Expires April 2, 2027

202305250039552