Name and Address of New Owner:
3D Realty Group, LLC
2510 Park Drive
Nashville, TN 37214

Send Tax Bills To:
First American Mortgage Solutions
1795 International Way
Idaho Falls, ID 83402

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Ste. 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1020669 DEEDQC
06/29/2023 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230629-0049724

Map & Parcel No: 084-16-0-108.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph M. Ponder and Ashley K. Ponder, husband and wife,** "the Grantor," conveys and quitclaims unto **3D Realty Group, LLC, a Tennessee limimted liability company,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 35 and 36 on the Plan of Map of Donelson Park Place of record in Plat Book 547, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Joseph M. Ponder and Ashley K. Ponder, husband and wife, by Warranty deed from Edward J. Donahue, an unmarried man, of record in Instrument No. 20230623-0048016 Register's Office for Davidson County, Tennessee, dated June 20, 2023 and recorded on June 23, 2023.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 20th day of June, 2023.

_____(SEAL)
Joseph M. Ponder

_____(SEAL)
Ashley K. Ponder

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of June, 2023, before me personally appeared Joseph M. Ponder ad Ashley K. Ponder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2023.

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Signature
My commission expires: October 25, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 21st day of June, 2023.

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Signature
My commission expires: October 25, 2026

202306290049724

Certificate of Authenticity

I, Joshua A. Terry, 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 6/21/2023.

Affiant Signature – Joshua A. Terry

6/29/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/29/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON