Karen Johnson Davidson County
Batch# 1051181 DEEDQC
09/18/2023 12:27:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230918-0073092

Prepared by:

Bobo, Hunt & White
111 N. Spring Street, Suite 202
Shelbyville, TN 37160

Tax Responsibility:

Susan M. McClain -- Owner
112 Meadow Street
Old Hickory, TN 37138

The information contained herein was provided by the parties.

Map & Parcel 053 11 0 093.00

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

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 of all of which is hereby acknowledged, I, ***MARILYN MASSENGALE***, hereby quitclaim to ***SUSAN M. McCLAIN***, her heirs and assigns, all the right, title, claim and interest which I might have in certain real estate lying and being in the Seventh (7th) Civil District of Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 34 on the BOUNDARY RE-SUBDIVISION of LOTS 34, 35, 36, and 37, LIFE & CASUALTY CO. PROPERTY, as shown by plat of record in Instrument No. 20080211-0013761, of the Register's Office of Davidson County, Tennessee, to which plat preference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lendell Massengale and wife, Marilyn Massengale, by Warranty Deed from Jason Wilkerson dated May 22, 2009, of record in Instrument No. 20090602-0050414, Register's Office of Davidson County, Tennessee.

BY WAY OF RECITAL, Lendell Massengale predeceased his wife, Marilyn Massengale, and she became the owner of the subject property as the surviving tenant by the entireties.

LAW OFFICES
BOBO, HUNT & WHITE
111 N. SPRING ST.
SUITE 202
P.O. BOX 169
SHELBYVILLE, TN 37162

Subject to all matters as set forth on the plat of record in Instrument No. 20080211-0013761, revising Plat Book 974, Page 11, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 1212, Page 244, Book 1274, Page 283, and Instrument No. 20071116-0134344, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions.

WITNESS my signature, this 11th day of September, 2023.

Marilyn Massengale
Marilyn Massengale

STATE OF Tennessee,
COUNTY OF Bedford.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named ***MARILYN MASSENGALE***, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Shelbyville (City), Tennessee (State), this 11th day of September, 2023.

Laura M Aidoo
NOTARY PUBLIC

My commission expires: 9/16/26

LAURA M AIDOO
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

LAW OFFICES
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I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ -0- , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marilyn Massengale
Affiant

Subscribed and sworn to before me this the 11th day of September 2023.

Laura M Aidoo
Notary Public or Register

My commission expires: 9/16/26

LAURA M AIDOO
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

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