MAP - PARCEL NO: 061-03-0-044.00

This document was prepared by information provided by the parties and without the benefit of a title exam.

Recording Information	
Karen Johnson Davidson County Batch# 1073958 DEEDQC 11/21/2023 10:04:37 AM 3 pgs Fees: $18.00 Taxes: $109.15 20231121-0090493	**This Instrument Prepared by:** **Heritage Title & Escrow Co., Inc.** **123 Fifth Ave. North** **Franklin, TN 37064-0664**

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	
Cadence Bank 2778 West Jackson St Tupelo, MS 38801	LEO LAWRENCE FUNK 4613 GRINSTEAD PLACE NASHVILLE, TN 37216	

QUITCLAIM DEED

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by and between **ALANA SCHOLL, an unmarried woman,** hereinafter referred to as **"Grantor"**, does hereby grant, transfer, release, remise and forever quitclaim unto **LEO LAWRENCE FUNK, an unmarried man, "Grantee",** his heirs, and assigns, forever, convey

all of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on Block "L" on the Map of Broadmoor, Section No. 2, as of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to LEO LAWRENCE FUNK, a single man, and ALANA SCHOLL, a single woman, as joint tenants with rights of survivorship, by Warranty Deed from MICHAEL BRADLEY WILLOUGHBY, unmarried, dated April 14, 2022, and recorded in Instrument No. 20220418-0043916, on April 18, 2022, Register's Office for Davidson County, Tennessee. This is improved property known as 4613 Grinstead Place, Nashville, TN 37216.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 13 day of November, 2023.

Alana Scholl

ALANA SCHOLL

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ALANA SCHOLL,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained, as her free act and deed.

WITNESS my hand and official seal, this the 13 day of November, 2023

My Commission Expires: 2-1-27.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $ 29,500.00.

Affiant

SWORN TO and subscribed before me on this the 13 day of November, 2023.

My Commission Expires:
2-1-27.

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY