Karen Johnson Davidson County
Batch# 1082419 DEEDQC
12/15/2023 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231215-0096713

QUITCLAIM DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~MINNESOTA~~ 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 THE 13th DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 23-0596

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raymond M. Muckala and Victoria A. Muckala, Trustees	New Owner	Map: 174000190.00
(NAME) 1658 Headwaters Lane	(NAME) 1658 Headwaters Lane	
(ADDRESS) Woodbury, MN 55129	(ADDRESS) Woodbury, MN 55129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAYMOND M. MUCKALA AND VICTORIA A. MUCKALA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

AN UNDIVIDED ONE-HALF INTEREST IN AND TO RAYMOND M. MUCKALA AND VICTORIA A. MUCKALA, OR THEIR SUCCESSOR, AS TRUSTEES OF THE RAYMOND M. MUCKALA TRUST UNDER AGREEMENT CREATED BY TRUST INSTRUMENT DATED OCTOBER 22, 2020; AND AN UNDIVIDED ONE-HALF INTEREST IN AND TO VICTORIA A. MUCKALA AND RAYMOND M. MUCKALA, OR THEIR SUCCESSOR, AS TRUSTEES OF THE VICTORIA A. MUCKALA TRUST UNDER AGREEMENT CREATED BY TRUST INSTRUMENT DATED OCTOBER 20, 2020,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land situated in the Fifth Civil District of Davidson County, Tennessee, according to a survey by Billy Carl Tomlin & Associates RLS# 383, dated June 21, 1994 and being more particularly described as follows:

Tract No. 4:
Beginning at an iron pin set in the Westerly margin of Pettus Road, that is Southerly a distance of 452.83 feet along said margin from the Southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, Page 980, R.O.C.D., TN, said iron pin being the Southeast corner of Tract 3 and the Northeast corner of the herein described land; thence with the Westerly margin of Pettus Road, South 07 deg. 06' West, 180.00 feet to an iron pin found at the Northeast corner of a tract of land deeded to Thelma W. Clark as of record in Deed Book 7436, Page 310, R.O.D.C., TN, thence, leaving said Westerly margin with a line common Clark, North 84 deg. 23' West, 959.93 feet to an iron pin found, said iron pin being the Southeasterly corner of a tract of land deeded to Thelma W. Clark as of record in Deed Book 5535, Page 586, R.O.D.C., TN, thence with a line common to Clark, North 00 deg. 08' East, 277.71 feet to an iron pin set, a common corner to Tract 3; thence with a line common to Tract 3, South 78 deg. 49' East, 995.83 feet to the point of beginning and containing 5.09 acres, more or less.

Being the same property conveyed to Raymond M. Muckala and Victoria A. Muckala, husband and wife, by deed from Joseph Mann and wife, Sharon Marie Mann (aka Sharon M. Mann), of record in Instrument No. 20220126-0009423, dated January 24, 2022, Register's Office for said County.

This is improved property, known as 5929 Pettus Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of December, 2023.

Raymond M. Muckala

Victoria A. Muckala

STATE OF MINNESOTA
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Muckala and Victoria Muckala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of December, 2023.

My Commission Expires: Jan 31, 2025

Notary Public

CHRISTIE ELIZABETH LEWIS
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2025

Certification of Recorded Documents

I, Laura Hamann, 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 December 13, 2023.

(AFFIANT) – Laura Hamann

12/13/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 13th day of December, 2023.

My commission expires: 3/6/24

Notary Public

