Karen Johnson Davidson County
Batch# 1082419 DEEDQC
12/15/2023 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231215-0096714

QUITCLAIM DEED

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)

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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: 051140A03700CO
(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 MUCKALA AND VICTORIA 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:

Being Lot no. 37 on the Plan of Oakwood Estates of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Raymond Muckala and Victoria Muckala, husband and wife, by deed from Jalal Wahidi and wife, Zarlasht Kwaga Wahidi, of record in Instrument No. 20211108-0148747, dated November 5, 2021, Register's Office for said County.

This is improved property, known as 1530 Saunders Ave, Madison, TN 37115
(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 Muckala
Raymond Muckala

Victoria Muckala
Victoria 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

