Karen Johnson Davidson County
Batch# 1091604 DEEDQC
01/22/2024 12:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240122-0003242

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sam Tuten Real Estate, LLC 3002 Martha Avenue Nashville, TN 37216	SAME	043-13-0-124.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 6TH day of January, 2024, between **Samuel MacGregor Tuten and James Russell Tuten, III** (collectively, "Grantor"), and **Sam Tuten Real Estate, a Tennessee limited liability company**, ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, Block "D ", as shown on the map entitled the Plan of Forest Park Subdivision, of record in Plat Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Samuel MacGregor Tuten, a single man, and James Russell Tuten, III, a married man, as tenants in common with rights of survivorship, by Warranty Deed from ANTHONY SCOTT CROSS, A MARRIED MAN, of record in Instrument No. 20220201-0011440, dated January 20, 2022, Register's Office for Davidson County, Tennessee.

This is improved property known as: 411 Maple St., Madison, TN 37115

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year

first above written.

_____(L.S.)
Samuel MacGregor Tuten

_____(L.S.)
James Russell Tuten, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Samuel MacGregor Tuten and James Russell Tuten, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 16th day of January, 2024.

_____
Notary Public
My Commission Expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 16th day of January, 2024.

_____
Notary Public
My commission expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 January 6, 2024

January 17, 2024
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of January, 2024

Notary Public: _____

My Commission Expires: 7.6.26