Karen Johnson Davidson County
Batch# 1152390 DEEDQC
06/28/2024 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048707

STATE OF TENNESSEE)
COUNTY OF Davidson)

Map & Parcel Nos. 050 03 0 020.00

I hereby declare that the actual consideration for this transfer is $ -0-.

Andrew Harris
AFFIANT

Address of New Owner:
Magnify Real Estate Borrowers SPV I, LLC
7000 Bee Cave Road, Suite 300
Austin, TX 78746

Sworn to and subscribed before me this 19 day of June, 2024.

Octavia Lipscomb
NOTARY PUBLIC

My commission expires: July 7, 2025

Send Tax Notices To:
Same as New Owner

OCTAVIA L. LIPSCOMB
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Andrew Harris, married, hereinafter referred to as Grantor, hereby quitclaims to Magnify Real Estate Borrowers SPV I, LLC, its successors and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 85, SECTION III, WILLOW CREEK, as shown on plat of record in Plat Book 5200, Page 631, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Kenneth Jackson and Marisa Jackson, husband and wife, by Warranty Deed from John Kaut, unmarried, dated November 22, 2010, and recorded as Instrument No. 20101124-0094146, in the Register's Office for Davidson County, Tennessee.

BEING a portion of the property mistakenly conveyed to Andrew Harris, married, by Warranty Deed from Kenneth Jackson and Marisa Jackson, dated January 15, 2014, of record as Instrument No. 20140117-0004800, Register's Office for Davidson County, Tennessee.

See Scrivener's Affidavit of record as Instrument No. 20140124-0006959, in the said register's office.

BEING a part of the same property conveyed to Kenneth Hillsman and Ruby Hillsman, husband and wife, by Warranty Deed from Kenneth Jackson and Marisa Jackson, husband and wife, dated May 30, 2014, and recorded as Instrument No. 20140602-0047457, in the said register's office.

BEING the same Lot 85 conveyed to Magnify Capital Real Estate Fund, LP by Warranty Deed from Kenneth Hillsman and Ruby Hillsman, husband and wife, dated October 19, 2019, and recorded as Instrument No. 20181023-0105027, in the said register's office.

BEING a part of the same property conveyed to Magnify Real Estate Borrower SPV I, LLC, by Special Warranty Deed from Magnify Capital Real Estate Fund, LP, dated October 16, 2019, and recorded as Instrument No. 20191030-0111612, in the said register's office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The subject property was investment property for the Grantor, who never lived in the subject property with his spouse, and it was thus never a marital residence for them.

IN WITNESS WHEREOF, the said Andrew Harris has hereunto set his signature, on this, the 19 day of June, 2024.

Andrew Harris

ANDREW HARRIS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Harris, the bargainor, 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 foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 19 day of June, 2024.

OCTAVIA L. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Octavia L. Brooks

NOTARY PUBLIC

My Commission Expires
July 7, 2025

My commission expires: _____

This Deed Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return to:

Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Certificate of Authenticity

I, Amanda Maynor, 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

June 19, 2024.

Date

Affiant Signature

June 28, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON