Karen Johnson Davidson County
Batch # 1176106 DEEDQC
09/03/2024 08:22:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240903-0067205

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Richard B. Sage 504 Glenhollow Dr Gordon, TX 76453	Same	092 09 0S 001.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Richard B. Sage and Margaret E. Sage**, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Richard B. Sage**, and his successors, heirs and assigns ("**Grantee**"). The real estate is described as follows:

> Land situated in Davidson County, Tennessee, being Unit 3316A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3316 Felicia Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150406-0030009, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Richard B. Sage and Margaret E. Sage, husband and wife, by Warranty Deed from H&B Development Partners, a Tennessee Partnership, dated June 28, 2016, of record in Instrument No. 20160628-0065672, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF Texas
COUNTY OF Tarrant

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 20 day of August, 2024.

Affiant Corrina Alexis Palomino
Corrina Alexis Palomino
Notary Public: _____ My Commission Expires: 05-14-2025

CORRINA ALEXIS PALOMINO
Notary Public, State of Texas
Comm. Expires 05-14-2025
Notary ID 133102239

This is improved property known as 3316A Felicia St., Nashville, Tennessee 37209.

NOTE: The real estate conveyed in this Deed, located at 3316 A Felicia Street, Nashville, Davidson County, Tennessee, is subject to a Deed of Trust of record as Instrument Number 202307100052306, Register's Office for Davidson County, Tennessee, in the names of both of Richard B. Sage and Margaret E. Sage, (the "Deed of Trust"). All as more fully provided in the Agreed Final Decree of Divorce, in the proceeding under Docket Number, 322-744118-23, in the 322nd District Court, Tarrant County, Texas, Grantee, Richard B. Sage, is responsible for the satisfaction of obligations secured by the Deed of Trust (collectively the "Secured Indebtedness"), in lieu and instead of Margaret E. Sage. Until the release of the Deed of Trust, this Deed is subject to such Deed of Trust. Upon the release of the Deed of Trust, this paragraph shall lapse.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 19 day of AUGUST, 2024.

Richard B. Sage, Grantor

Margaret E Sage

Margaret E. Sage, Grantor

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard B. Sage, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19 day of August, 2024.

Corrina Alexis Palomino

Notary Public

My Commission Expires: 05/14/2025

CORRINA ALEXIS PALOMINO
Notary Public, State of Texas
Comm. Expires 05-14-2025
Notary ID 133102239