Prepared By:
Security Title & Escrow Company
1500 Hatcher Ln.
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1207300 DEEDQC
11/20/2024 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241120-0090674

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Calie Noffsinger, as the sole heir of Seth Noffsinger, unmarried, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Calie Noffsinger, unmarried, SECOND PARTY, which expression shall include heirs, assigns, and Personal Representatives. FIRST PARTY hereby quitclaims all right, title & interest to SECOND PARTY the below described property.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY the following described property:

See attached Exhibit "A"

Being the same property conveyed to Seth Noffsinger by Warranty Deed dated July 30, 2020 of record in Instrument No. 20200731-0084401, Register's Office of Davidson County, Tennessee. Seth Noffsinger died intestate on July 30, 2024 leaving Calie Noffsinger as his sole surviving heir at law. See Affidavit of Heirship of record in Instrument No. 20240820-0063782, Register's Office of Davidson County, Tennessee. Also, see Affidavit of Heirship of record in Instrument No. ___20241200090673_____, Register's Office of Davidson County, Tennessee.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HEREIN. NO TITLE EXAMINATION HAS BEEN PERFORMED ON THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, this conveyance has been executed on the 7 day of November, 2024.

Calie A Noffsinger
Calie Noffsinger

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Calie Noffsinger, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7 day of November, 2024.

My Commission Expires: 1/25/26

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-25-2026

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0-.

AFFIANT

Subscribed and sworn to before me, this 7 day of November, 2024.

My commission expires: 1/25/2026

NOTARY PUBLIC

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

NEW PROPERTY OWNER:
Calie Noffsinger
228 Star Pointer Way
Spring Hill, TN 37174

PERSON RESPONSIBLE FOR TAXES:
SAME

Exhibit "A"
(the "Property")

Land in Davidson County, Tennessee being Villa #1471, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Seth Noffsinger, an unmarried man, by Warranty Deed dated July 30, 2020 from Beazer Homes, LLC, a Delaware limited liability company of record as Instrument No. 20200731-0084401, Register's Office for Davidson County, Tennessee.

I, Kim Singner, 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 11/7/24.

Affiant Signature

11/7/24
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 7 day of Nov., 2024.

Notary Signature

Commission Expires:

