Name and Address of New Owner:
Mercedes Choles Maynor
6542 Holt Rd.
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1208292 DEEDQC
11/25/2024 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241125-0091987

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 180 00 0 097.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **GARY FAULCON, UNMARRIED,** "the Grantor," convey and quitclaim unto **MERCEDES CHOLES MAYNOR, UNMARRIED,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, BEING Lot No. 1 on the Plan of the RESUBDIVISION OF LOTS NOS. 1 and 4 OF THE DEAN FREETLY PLAN, as of record in Book 5210, Page 258, Register's Office for said County, to which Plan reference is herein made for a more complete legal description.
>
> Being the same property conveyed to Gary M. Faulcon and wife, Mercedes C. Maynor-Faulcon, by Warranty Deed from Robert R. Lackney and wife, Barbara A. Lackney, of record in Book 8967, Page 230, in the Register's Office of Davidson County, Tennessee, dated June 18, 1992 and recorded on June 02, 1993. Gary M. Faulcon and Mercedes C. Maynor-Faulcon were subsequently granted a divorce in the Third Circuit Court for Davidson County, Tennessee, Case No. 23D529, and this instrument is being executed pursuant to that Final Decree.
>
> Mercedes C. Maynor-Faulcon is also known as Mercedes Choles Maynor.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed *effective as of* the 18th day of November, 2024.

(SEAL)
GARY FAULCON

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15 day of November, 2024, before me personally appeared GARY FAULCON, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of November, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of November, 2024.

Notary Signature
My commission expires:

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Spencer Gross, 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 **November 15th, 2024**.

Date

Affiant Signature

November 15th, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025