Name and Address of New Owner:
Tracey Jean Seals
1222 Berwick Trail
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1218240 DEEDQC
12/19/2024 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241219-0098549

Map & Parcel No: 05216006800

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, **Tracey Seals, a 1/3 undivided interest, Terry Seals, a 1/3 undivided interest and Joey Seals and Shannon Seals, husband and wife, a 1/3 undivided interest ,** "the Grantors," convey and quitclaim unto, **Tracey Jean Seals, an unmarried woman and Morgan B. Rangel, a married woman,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Hal Swann, Jr., Surveyor, dated October 25, 1961, as follows:

Beginning at a concrete monument in the southerly margin of Berwick Trail, at the northeasterly corner of Lot No. 10, Marlin Meadows, Section 5, as of record in Book 2133, Page 42, thence along the margin of Berwick Trail, South 45 degrees 06' east 8.54 feet to another concrete monument; continuing with the margin of Berwick Trail, South 46 degrees 31' East 241.80 feet to a concrete monument at the northwest corner of Lot No. 58B, Marlin Meadows, Section 4, plan of which is of record in Book 2330, Page 113, thence South 43 degrees 23' West 880 feet to a concrete monument on the bank of the Cumberland River; thence continuing in the same direction 70 feet more or less to the low water mark of the Cumberland River, as established by Coffer Dam; thence along said Coffer Dam, northwesterly to a point opposite and at the southwest corner of lot No. 10, Marlin Meadows, Section 5, above referred to; thence with the line of the same, passing an iron stake, at 100 feet, north 43 degrees 27' East 855.5 feet more or less, to the point of beginning, and containing 5 acres, more or less.

Being the same property conveyed to Tracey Seals, a 1/3 undivided interest, Terry Seals, a 1/3 undivided interest and Joey Seals and Shannon Seals, husband and wife, a 1/3 undivided interest by Quitclaim Deed from Terry Seals, Trustee of the Irrevocable Trust of Montye C. Seals, dated July 18th 2018 dated June 24th 2020 and recorded on June 26th 2020 of record in Instrument No. 20200626-0069698, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1220 Berwick Trail, Madison, TN 37115

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 on the 26th day of November, 2024.

Tracey Seals (SEAL)
Tracey Seals

Terry Seals (SEAL)
Terry Seals

Joey Seals (SEAL)
Joey Seals

Shannon Seals (SEAL)
Shannon Seals

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of November, 2024, before me personally appeared **Tracey Seals**, 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 26th day of November, 2024.

Notary Signature
My commission expires:

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF Davidson

On this ~~22nd~~ 26th day of November, 2024, before me personally appeared **Terry Seals**, 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 26th day of November, 2024.

Notary Signature
My commission expires:

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of November, 2024, before me personally appeared **Joey Seals**, 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 26th day of November, 2024.

Notary Signature
My commission expires:

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of November, 2024, before me personally appeared **Shannon Seals**, 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 26th day of November, 2024.

Notary Signature
My commission expires:

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

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 DAVIDSON

Sworn to and subscribed before me this 26th day of November, 2024.

Notary Signature
My commission expires:

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

202412190098549

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/26/24 (date of document).

Affiant Signature

11/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

