Name and Address of New Owner:
Byron Gregory Cummings
7344 Princedale
Tyler, TX 75703

Send Tax Bills To:
Byron Gregory Cummings
7344 Princedale
Tyler, TX 75703

This Instrument Prepared By:
Byron Gregory Cummings
7344 Princedale
Tyler, TX 75703

Karen Johnson Davidson County
Batch# 215784 DEEDQC
04/09/2019 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190409-0032389

Map & Parcel No: 093133B00100CO

## 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 irevocably acknowledged, Luke C. Humphries, "the Grantor," convey and quitclaim unto Byron Gregory Cummings, "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot B of 1402 South Street Townhomes, of record in Instrument No. 20180416-0035737, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Greg Cummings and Luke C. Humphries by Quiclaim Deed from Greg Cummings, recorded on March 07, 2018, of record in Instrument No. 20180307-0021694, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Byron Greg Cummings by Warranty Deed from Deborah Lotz, Trustee of the Deborah Lotz Trust dated February 4, 2002 and Holly Bell, as tenants in common without rights of survivorship, recorded on December 6, 2017, of record in Instrument No. 20171206-0124580, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Lotz, Trustee of The Deborah Lotz Trust dated February 4, 2002 and Holly Bell, as tenants in common without rights of survivorship by Quitclaim Deed from Deborah Lotz, Trustee of the Deborah Lotz dated February 4, 2002 of record in Instrument No. 20150312-0021073, Register's Office for Davidson County, Tennessee, dated March 03, 2015 and recorded on March 12, 2015.

Byron Greg Cummings and Greg Cummings and Byron Gregory Cummings are one and the same person.

This is improved property known as 1402 South Street Unit B, Nashville, TN 37212.

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 4th day of April, 2019.

Luke Humphries (SEAL)

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for said State and County, , the named Luke Humphries, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of February, 2019.

JOHN ALFRED BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Public
My commission expires: 11-8-2022

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $ [redacted], which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Luke Humphries
(Affiant)

JOHN ALFRED BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Sworn to and subscribed before me this
5th day of February, 2019.

Notary Public _____ My commission expires



201904090032389

# True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

S THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
COMMISSION EXPIRES
OF ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19

201904090032389