Karen Johnson Davidson County
Batch# 254025 DEEDQC
07/09/2019 10:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190709-0066653

Name and Address of New Owner:
Charles D. Andrews
1611 Horton Avenue
Nashville, TN 37212

Send Tax Bills To:
Equity Prime Mortgage, LLC
5 Concourse Parkway
Queen Building Suite 2250
Atlanta, GA 30328

This Instrument Prepared By:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road
Suite 220
Nashville, TN 37215

Map & Parcel No: 104-08-0C-006.00-CO

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, **Charles D. Andrews, Trustee of Charles D. Andrews Living Trust,** "the Grantor," convey and quitclaim unto **Charles D. Andrews,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Unit No. 6 on the Plan of Peabody Square Condominium as of record in Plat Book 6250, Page 177, Register's Office for said County, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Charles D. Andrews by deed from James D. Weatherly of record in Book 8692, Page 725, said Register's Office; and Further conveyed to Charles D. Andrews, Trustee of The Charles D. Andrews Living Trust, established by the Revocable Trust Agreement of Charles D. Andrews dated February 28, 2019, as amended and restated from time to time and to his Successors in Trust with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Quitclaim Deed from Charles D. Andrews in Instrument No. 20190301-0019057, Register's Office for Davidson County, Tennessee.

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 3rd day of July, 2019.

Charles D. Andrews Living Trust

_____(SEAL)
Charles D. Andrews, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Charles D. Andrews with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of the within named Charles D. Andrews Living Trust, bargainor, a Trust, and that he as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Charles D. Andrews, as such Trustee.

Witness my hand, this 3rd day of July, 2019.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 09.7.2020

_____
Notary Public

My commission expires: 9-7-20

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 $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)

Sworn to and subscribed before me this
3rd day of July, 2019.

_____
Notary Public
My commission expires: 7-9-22

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 09, 2022

File # 1183-19

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 09.7.2020

_____
Notary Signature

My Commission Expires: September 7, 2020

201907090066653