Karen Johnson Davidson County
Batch# 308610 DEEDQC
10/30/2019 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191030-0111597

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Jerry K. Williams and Carol Williams
6660 Upton Lane
Nashville, TN 37209

SEND TAX BILLS TO:
Jerry K. Williams and Carol Williams
6660 Upton Lane
Nashville, TN 37209

NEW OWNER'S MAILING ADDRESS:
Jerry K. Williams and Carol Williams
6660 Upton Lane
Nashville, TN 37209

MAP-PARCEL NUMBER(S): 10206000600
34369152332
66256444
52159163

(1)

QUITCLAIM DEED

THIS INDENTURE, made this [Date] 24th day October, 2019, by and between Jerry K. Williams, an unmarried man, hereinafter referred to as "Grantor", and Jerry K. Williams, an unmarried man and Carol Williams, an unmarried woman, as joint tenants, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF CHARLOTTE PARK, SECTION 26, REVISION OF LOTS 32 AND 33, OF RECORD IN BOOK 4350, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 32 FRONTS 81.46 FEET ON THE WESTERLY MARGIN OF UPTON LANE AND EXTENDS BACK 199.29 FEET MORE OR LESS, ON THE NORTHERLY LINE, PASSING WITNESS LINE AT 109.29 FEET AND 249.22 FEET, MORE OR LESS, ON THE SOUTHERLY LINE PASSING WITNESS LINE AT 174.22 FEET TO THE SOUTHERLY BANK OF THE CUMBERLAND RIVER, MEASURING 104.06 FEET ALONG SAID WITNESS LINE.

Property Address: 6660 Upton Lane, Nashville, TN 37209

Being the same property conveyed to Grantor by deed dated December 29, 1995 which deed was recorded at Liber/Book 9922, Page/Folio 878, in the Land Records for Davidson County on January 19, 1996.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Jerry K. Williams

Jerry K. Williams, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] October 24, 2019,

Jerry K. Williams.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
OFFICIAL SEAL
COUNTY OF WILLIAMSON

Carol B Christian,

Notary Public (Signature of Notary Public)

Carol B Christian

(Printed Name of Notary Public)

My Commission Expires: 2/9/2020

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: Tennessee

WITNESS: the signature of the Grantor the day and year first above written.

Jerry K. Williams, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] October 24, 2019, before me personally appeared Jerry K. Williams, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

CAROL B CHRISTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Carol B Christian
(Printed Name of Notary Public)

My Commission Expires: 2/9/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Tennessee ID

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne