Karen Johnson Davidson County
Batch# 395882 DEEDQC
05/05/2020 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200505-0046999

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane, Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Benjamin Brown, Jr. and Tempest Utley P.O. Box 280915 Nashville, TN 37228	Benjamin Brown, Jr. and Tempest Utley P.O. Box 280915 Nashville, TN 37228	081-06-0-193

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, **Tempest Utley,** "the Grantor," convey and quitclaim unto **Benjamin Brown, Jr. and Tempest Utley, as joint tenants with right of survivrship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the east 150 feet of the north 50 feet of Lot 23, on the Map of J Mat Williams' Subdivision of Lot 8 of the Harding Bosley Tract, of record in Book 322, Page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Tempest Utley by Warranty Deed from Apparel Kings, LLC, an Oklahoma Limited Liability Company, dated 12/22/2006, and recorded in Instrument No. 20061227-0158893, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 2101 26th Ave N, Nashville, TN 37208.

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 GRANTEES, 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 1st day of May, 2020.

Tempest Utley (SEAL)
Tempest Utley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Tempest Utley**, the within named bargainor, 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 1st day of May, 2020.

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

Taylor Anderson
Notary Public
My commission expires: 07-03-2023

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**, 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 1st day of April, 2020.

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

Taylor Anderson
Notary Public
My commission expires: 07-03-2023

File # 2020-146

202005050046999

True Copy Certification

I, Matthew Anderson, 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, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____ Notary's Signature

My Commission Expires: July 3rd, 2023

