Karen Johnson Davidson County
Batch# 395882 DEEDQC
05/05/2020 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200505-0047000

This Instrument Prepared By:
Toro Title, LLC 933 E Trinity Ln. Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| The Arts for Heavenly Angels, Inc.<br>P.O. Box 280915<br>Nashville, TN 37228 | The Arts for Heavenly Angels, Inc.<br>P.O. Box 280915<br>Nashville, TN 37228 | 104-02-0-044.00 |

## 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, **The Arts for Heavenly Angels, Inc.,** "the Grantor," convey and quitclaim unto **Benjamin Brown, Jr. and The Arts for Heavenly Angels, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being the westerly 25 feet of Lot No. 85 and the easterly 25 feet of Lot No. 86 on the Revised Plan of West End Park, as of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of Lot Nos. 85 and 86 front together 50 feet on the northerly side of Parthenon Street, or Avenue, and run back between parallel lines 150 feet to an alley.

This is the same legal description as the previous conveyance.

Being the same property conveyed to The Arts for Heavenly Angels, Inc. by Quitclaim Deed from Benjamin Brown, Jr., dated 04/15/2009, and recorded in Instrument No. 20090416-0034596, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 3140 B Parthenon Ave, Nashville, TN 37203.

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 1st day of May, 2020.

Tempest Utley (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson, of the state and county mentioned, personally appeared Tempest Utley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of The Arts for Heavenly Angels, Inc., the within named bargainor, a Corporation, and that such Tempest Utley as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

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

Witness my hand and seal, at office in Davidson County, this 1st day of May, 2020.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07-03-2023

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson, of the state and county mentioned, personally appeared Benjamin Brown, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of The Arts for Heavenly Angels, Inc., the within named bargainor, a Corporation, and that such Benjamin Brown, Jr., as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice President.

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

Witness my hand and seal, at office in Davidson County, this 1st day of May, 2020.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

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 May, 2020.

Notary Public
My commission expires: 07-03-2023

File # 2020-146-A



**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

