Name and Address of New Owner:
Emily E. Frith
281 Paragon Mills Road
Nashville, TN 37211

Send Tax Bills To:
Emily E. Frith
281 Paragon Mills Road
Nashville, TN 37211

This Instrument Prepared By:
Julia A. Hirt
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 400870 DEEDQC
05/15/2020 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200515-0050544

Map & Parcel No: 134-13-0-006.00

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, **Alexander S. Koval, unmarried** "the Grantor," convey and quitclaim unto **Emily E. Frith, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Kenilworth Estates, Section 2, as of record in Book 2900, page 126, Register's Office for said County.

Said Lot No. 64 fronts 70 feet on the southerly side of Paragon Mills Road and extends back 150.9 feet on the westerly line and 150.6 feet on the easterly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Emily Elizabeth Frith, a single person and Alexander S. Koval, a single person, as tenants in common by Quitclaim deed from Emily Elizabeth Frith of record in Instrument No. 20110826-0066120 Register's Office for Davidson County, Tennessee, dated August 19, 2011 and recorded on August 26, 2011. Pursuant to Final Decree of Divorce and Marital Dissolution agreement dated November 5, 2019 (filed in Probate of the Third Circuit Court for Davidson County, Tennessee [Probate Case 19D1938] on April 6, 2020) Alexander S. Koval divests any and all interest in said property to Emily Elizabeth Frith, unmarried, as her sole and separate property.

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 5th day of May, 2020.

Alexander S. Koval (SEAL)

Alexander S. Koval

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Alexander S. Koval, 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 5th day of May, 2020.

Notary Public
My commission expires: _____

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

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 5th day of May, 2020

_____
Notary Public
My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

File # MQ20-0243

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022