Karen Johnson Davidson County
Batch# 401122 DEEDQC
05/15/2020 02:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200515-0050852

This Instrument Prepared By:
Taylor Anderson
Toro Title, LLC
933 East Trinity Lane

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Florence Davis and Kenneth Dyer 2507 Delk Avenue Nashville, TN 37208	Florence Davis and Kenneth Dyer 2507 Delk Avenue Nashville, TN 37208	081-10-0-142

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, **Florence Davis, a single woman,** "the Grantor," convey and quitclaim unto **Florence Davis and Kenneth Dyer, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Cobb's Subdivision of Lot No. 6 of Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for said county.
>
> Said Lot No. 71 fronts 50 feet on the sotuherly side of Martha Street and runs back 213.5 feet on the easterly line and 223.8 feet on the westerly line to an alley, measuring 51 feet thereon.
>
> Being the same property conveyed to Florence Davis, a single woman, by Warranty Deed from Lisa Brooks Brown, a single person, dated 03/27/2006 and recorded in Instrument No. 20060405-0038692, Register's Office for Davidson County, Tennessee.
>
> Florence Davis has since married Kenneth Dyer and desires to record his interest in this property in the public records.
>
> This is improved property commonly known as: 2507 Delk Avenue 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 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.

202005150050852

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 12th day of May, 2020.

Florence Davis (SEAL)
Florence Davis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Florence Davis**, 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 12th 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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenneth E. Dyer Sr
(Affiant)

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

Sworn to and subscribed before me this
12th day of May, 2020.

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

File # 2020-160

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.

Taylor Anderson **Notary's Signature**

My Commission Expires: July 3rd, 2023

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