TN Deed-Quitclaim

This Instrument Was Prepared By:	*Oath of Value*:
Thomas Szaniawski, Esq. 2110 Elliston Pl., Apt. 319 Nashville, TN 37203	*See attached affidavit.*
New Owner:	*Send Tax Bills to*:
SUSAN CAROL POST 4750 Milner Drive Nashville, TN 37211	**SUSAN CAROL POST** 4750 Milner Drive Nashville, TN 37211
MAP & PARCEL NUMBERS: 147 02 0 191.00	

Karen Johnson Davidson County
Batch# 421466 DEEDQC
06/19/2020 03:37:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200619-0065867

TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, ROBERT BAILEY POST ("Grantor"), a married man residing at 4006 Asbury Place, County of Wilson, City of Mount Juliet, State of Tennessee, hereby remise, release, and forever quitclaim to SUSAN CAROL POST ("Grantee"), being an unmarried woman residing at 4750 Milner Drive, County of Davidson, City of Nashville, State of Tennessee, all my right, title, interest, and claim in or to the following improved property, situated in Davidson County; to wit:

Real property, consisting of approximately 0.410 acres, situated in Davidson County; and being the same real property known as Lot No. 67 on the Plan of Battery Crest Subdivision, Section I, as of record in Book 2900, page 91 in the Office of the Register of Deeds for Davidson County; and being the same property known as Map & Parcel No. 147 02 0 191.00, along with any and all improvements and appurtenances incident thereto.

Being the same property described in further detail as follows: Beginning at a monument in the easterly margin of Milner Drive, the same being a common corner of Lot No. 67 and Lot No. 68; thence eastwardly with the dividing line between Lot No. 67 and Lot No. 68 for a distance of 155.58 feet to a point; thence southwardly with the dividing line between Lot No. 66 and Lot No. 67 for a distance of 147.28 feet to a point in the northerly margin of Milner Court; thence with the northerly margin of Milner Court westwardly for a distance of 105.05 feet to a monument; thence to the right around a curve for a distance of 36.29 feet to a monument in the easterly margin of Milner Drive; thence with the easterly margin of Milner Drive northwardly for a distance of 78.99 feet to the point of beginning.

Being the same improved property commonly known as 4750 Milner Drive, City of Nashville, County of Davidson, State of Tennessee 37211.

Being the same property conveyed and transferred unto Grantor herein, ROBERT BAILEY POST, by *Personal Representative's Special Warranty Deed* of even date, from SUSAN

CAROL POST AS DULY APPOINTED AND SERVING PERSONAL REPRESENTATIVE OF THE ESTATE OF MARJORIE JUNE PRATT POST, as of record in Book X, page ____ in the Office of the Register of Deeds for Davidson County. * 20200619-0065866

IN WITNESS WHEREOF, Grantor hereupon sets his hand this 19 day of June, 2020.

Signature: _____
ROBERT BAILEY POST, *Grantor*
4006 Asbury Place
Mount Juliet, Tennessee 37122

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Harman Ajid, a Notary Public of this county, ROBERT BAILEY POST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19th day of June, 2020.

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
March 8, 2022

_____
NOTARY PUBLIC

[*Seal*]

My Commission Expires: _____

OATH OF CONSIDERATION
PURSUANT TO § 67-4-409 OF THE TENNESSEE CODE ANNOTATED

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Your below-named affiant, being duly sworn, deposes and says the following under penalty of perjury:

1. I, ROBERT BAILEY POST, am the named Grantor on that certain *Tennessee Quitclaim Deed* of even date in favor of named Grantee, SUSAN CAROL POST.

2. I hereby declare, for purposes of § 67-4-409(a) & (a)(4) of the TENNESSEE CODE ANNOTATED, that the actual value or consideration for this transfer is zero dollars ($0.00).

3. Accordingly, upon information and belief, no Recordation/Transfer Tax is due in connection with this transfer, pursuant to § 67-4-409(a)(4) of the TENNESSEE CODE ANNOTATED.

4. Further your affiant sayeth naught.

Sworn to and subscribed,

Robert Bailey Post
ROBERT BAILEY POST, *Affiant*

HARMAN AGID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me, this 9th day of June, 2020.

[*Seal*]

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 8, 2022