Karen Johnson Davidson County
Batch# 422881 DEEDQC
06/22/2020 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200622-0066545

Name and Address of New Owner:
Wanda F. Hyde and Veronshay C. Hyde
704 Work Dr.
Nashville, TN 37207

Send Tax Bills To:
Wanda F. Hyde and Veronshay C. Hyde
704 Work Dr.
Nashville, TN 37207

This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 052-08-0A-214.00-C

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, **Wanda F. Hyde,** "the Grantor," convey and quitclaim unto **Wanda F. Hyde and Veronshay C. Hyde, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Lot 146, PHASE ONE, SECTION THREE, HERON WALK, as shown on plat of record in Plat Book 9700, Page 551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This is the same legal description as the previous conveyance.
>
> Being the same property conveyed to Wanda F. Hyde by Warranty Deed from Carl Hunter, of record in Instrument No. 20150915-0093655, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as: 1112 Shawnee Trace, Madison, TN 37115.

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 18th day of June, 2020.

Wanda F Hyde (SEAL)
Wanda F. Hyde

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Wanda F. Hyde**, 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 18th day of June, 2020.

M Hall
Notary Public
My commission expires: 07/03/2023

MATTHEW J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 7/03/2023

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.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this 19th day of June, 2020.

M Hall
Notary Public
My commission expires: 07/03/2023

MATTHEW J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 7/03/2023

File # 2020-185

202006220066545

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

