Name and Address of New Owner:
Brandon Nathaniel Lamb
6328 Columbia Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 449350 DEEDQC
08/04/2020 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200804-0085896

Map & Parcel No: 091-13-1E-002.00-CO

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, **William Floyd Lamb, a married man,** "the Grantor," conveys and quitclaims unto **Brandon Nathaniel Lamb and Carrie McClain Lamb, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6328 Columbia Avenue Townhomes of record as Instrument No. 20171221-0130261, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company by Warranty deed from Estate of Joy Davenport of record in Instrument No. 20170706-0067769, Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 06, 2017.

Being the same property conveyed to Brandon Nathaniel Lamb, a married man and William Floyd Lamb, a married man, as tenants in common, by Warranty deed from Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190626-0061897 Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on June 26, 2019.

Being the same property conveyed to Brandon Nathaniel Lamb and Carrie McClain Lamb, husband and wife, as tenants by the entirety, and William Floyd Lamb, a married man, all as tenants in common with rights of survivorship by Quitclaim deed from Brandon Nathaniel Lamb, a married man and William Floyd Lamb, a married man, as tenants in common, of record in Instrument No. 20190627-0062427, Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on June 27, 2019.

Being improved property also known as 6328 B Columbia Avenue, Nashville, Tennessee 37209.

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).

This property has never been the principal residence of the grantor herein.

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 26 day of June, 2020.

William Floyd Lamb (SEAL)
William Floyd Lamb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , 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 26 day of June, 2020.

LAURA ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Laura L. Robinson
Notary Public
My commission expires: 5/2/22

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 26th day of June, 2020.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File # 2020-806

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON