Name and Address of New Owner:
The Hembree Family Trust
P.O. Box 160071
Nashville, TN 37216

Send Tax Bills To:
The Hembree Family Trust
P.O. Box 160071
Nashville, TN 37216

This Instrument Prepared By:
Toni Belyea
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

Map & Parcel No: 163-11-0A-010.00-CO

Karen Johnson Davidson County
Batch# 463148 DEEDQC
08/25/2020 10:01:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200825-0095968

**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, **Keith G. Hembree and Janice K. Hembree, husband and wife,** "the Grantors," convey and quitclaim unto **The Hembree Family Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Second Revision, Section Two, Bell Forge Village of record in Plat Book 5200, Page 695, 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 Keith G. Hembree and wife, Janice K. Hembree by Warranty deed from William D. Roberts and wife, Beverly G. Roberts of record in Book 9470, page 22, Register's Office for Davidson County, Tennessee, dated September 14, 1994 and recorded on September 20, 1994. (Value or consideration shown in aforementioned deed $62,558.57.) Being also known as 209 Hickory Forge Drive Nashville, Tennessee 37013.

Grantors 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).

**GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 20th day of August, 2020.

Keith G. Hembree (SEAL)

Janice K. Hembree (SEAL)

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, **Keith G. Hembree and Janice K. Hembree**, 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 20th day of August, 2020.

Notary Public
My commission expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

**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 $ **10.00**, 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
20th day of August, 2020.

Notary Public
My commission expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

File # B20-2319