Name and Address of New Owner:
David T. Kerns
4041 Knight Dr
Whites Creek TN 37189

Send Tax Bills To:
David T. Kerns
4041 Knight Dr
Whites Creek TN 37189

Karen Johnson Davidson County
Batch# 467437 DEEDQC
09/01/2020 09:01:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200901-0098989

This Instrument Prepared By: Kenneth Guidara, 2085 Low Gap Road, Sparta, TN 38583-3380

Map & Parcel No: 040-00-0-179-00, 040-00-0-180-00, 040-00-0-181-00

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, **Kenneth Guidara and Paula Guidara,** "the Grantors," convey and quitclaim unto **David T. Kerns,** "the Grantee," the following described real estate in County, Tennessee:

TAX ID: Map 40, Parcel 179.00, Map 40, Parcel 180.00, map 40, Parcel 181.00

Being Lots No. 3, 4, and 5 on the Plan of Judy Creek Subdivision, which Plat is of record in Plat Book 7900, Page 676, as amended in Plat Book 2309, Page 590, in the Register's Office for Davidson County, Tennessee. Reference is made to said Plat and subsequent amendments for a more complete description of said lots.

Being a portion of the property conveyed to Gary B. Thompson by testate succession from W.H. Thompson, which appears of record in Will Book 87, Page 201, in the Probate Court for Davidson county, Tennessee by Quitclaim Deed from William H. Thompson, which appears of record in book 9341, Page 607, in the Register's Office for Davidson County, Tennessee, and also being a portion of the property conveyed to Gary B. Thompson by Quitclaim Deed from Linda Thompson Jarrett, which appears of record in Book 9341, Page 609, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David T. Kerns, Kenneth Guidara and wife, Paula Guidara in purchase on from Gary B. Thompson, executed by Timothy J. Scovill, Power of Attorney For Gary B. Thompson, dated 10/29/2010 recorded 11/09/2010, of record in Instrument No. 20101109-0090152, Register's Office for Davidson County, Tennessee, from which deeds in the description herein was copied verbatim.

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.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 13th day of August, 2020.

(Kenneth Guidara)

Paula Guidara (Paula Guidara)

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 13th day of August, 2020.

Notary Public
My commission expires: 3/19/24

LYNN OMOHUNDRO STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF WHITE

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.

Paula Guidara
(Affiant)

Sworn to and subscribed before me this 13th day of August, 2020.

Notary Public
My commission expires: 3/19/24

LYNN OMOHUNDRO STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

File # 2020-007