Parcel ID/TAX ID: 043-02-0-110.00

Prepared By Reeder Enterprises Inc.

Karen Johnson Davidson County
Batch# 481110 DEEDQC
09/22/2020 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200922-0108803

QUIT CLAIM DEED

KNOW BY ALL MEN BY THESE PRESENTS THAT:

Daniel Reeder, a married man, of 738 May Dr, Nashville, TN 37115 (the "Grantor") for and in consideration of 10.00 Dollars, do hereby bargain, sell, remise, release, quit claim and convey unto Reeder Enterprises Inc., of 210 N Main St, Goodlettsville, TN, 37072 (the "Grantee") the following described real estate located in the county of Davidson, state of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 99, as shown on the map entitled Fairview, Section Three, of record in Plat Book 3700, Page 113, as amended in Book 4185, Page 234 in the Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jobie Alexander by Warranty deed from Sylvia Ann Ray, unmarried, of record in Instrument No. 20141203-0110710, Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded December 03, 2014.

Being the same property conveyed to Daniel Reeder from Jobie Alexander described in the County Register's Deed Book /Page/Document#202008100088827

Being also known as 738 May Drive, Nashville, Tennessee 37115

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the above described real estate and that the Grantor has a good right to quit claim and convey the same.

IN TESTIMONY THERE OF the Grantor has executed this instrument this 31st day of August,2020.

Daniel Reeder

Signed, Sealed and Delivered
In the Presence of:

Sign: Amanda C Carr Sign: Deisah Andrews

Name: Amanda C Carter Name: Deisah Andrews

TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On this 31st day of August, 2020, before me personally appeared Daniel Reeder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

ALLISON JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Allison Johnson

Notary's Signature Allison Johnson

My Commission Expires: 6/2022

Address new owner as:
Reeder Enterprises, Inc.
PO Box 1312
Goodlettsville, TN 37070

Send Tax Bills to:
New Owner

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 ~~$560,000.00~~ $50 50/89 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Becky Burcer
(Affiant)

Sworn to and subscribed before me this
8th day of September, 2020.

Notary Public
My commission expires: 3/8/21

This instrument prepared by and return to:
Reeder Enterprises, Inc.
PO Box 1312
Goodlettsville, TN 37070

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