Name and Address of New Owner:
Judith A. Winters and husband Martin W. Lynds and tenants by the entirety,
2207 Stratford Ave
Nashville 37216

Send Tax Bills To:
Judith A. Winters and husband Martin W. Lynds and tenants by the entirety,
2207 Stratford Ave
Nashville 37216

This Instrument Prepared By:
Julia A. Hirt
Tennessee Title Services LLC
547 N Mt Juliet Rd Ste 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 502637 DEEDQC
10/28/2020 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201028-0125142

Map & Parcel No: 072-12-0-103.00

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, **Judith A. Winters, married,** "the Grantor," convey and quitclaim unto **Judith A. Winters and husband Martin W. Lynds as tenants by the entirety,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Dalewood, Section 1 of record in Plat Book 1424, Page 108, 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 Judith A. Winters, married by Warranty deed from Kathryn E. Martin, unmarried of record in Instrument No. 20041206-0145041 Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 06, 2004. (Value of consideration shown in aforementioned deed $145,000.00.)
>
> Being also known as 2207 Stratford Avenue Nashville, Tennessee 37216.

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, Grantor have executed this Quitclaim Deed on the 13th day of October, 2020.

Judith A. Winters

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said State and County, **Judith A. Winters**, 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 October, 2020.

Jacqueline G Brown
Notary Public
My commission expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

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 $ **Zero**, 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
13th day of October, 2020.

Jacqueline G Brown
Notary Public
My commission expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File # MQ20-0600

202010280125142

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021