Karen Johnson Davidson County
Batch# 529427 DEEDQC
12/10/2020 11:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201210-0144560

Name and Address of New Owner:
William Lee Paul
4055 Marydale Drive
Nashville, TN 37207

Send Tax Bills To:
William Lee Paul
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 04104010300

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, **Michael W. Paul,** "the Grantor," convey and quitclaim unto **William Lee Paul,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> LOT No. 163, Plan of Dalemere Subdivision, Section 7 as of record in Book 3700, Page 123, Register's Office for Davidson County, Tennessee.
>
> SAID Lot 163 fronts 120.3 feet on the easterly side of Marydale Drive and runs back 394.05 feet on the northerly line and 410.8 feet on the southerly line to a line at the rear measuring 110.4 feet thereon.
>
> Being the same property conveyed to Michael W. Paul and William Lee Paul by Executor's Quitclaim Deed from the Estate of Melvin Clark Paul, recorded on April 28, 2020, of record in Instrument No. 20200428-0044069, Register's Office for Davidson County, TN.
>
> Being the same property conveyed to Melvin Clark Paul by Warranty Deed from Frankie C. Paul, recorded on August 22, 1985, of record in Book 6635, Page 255, Register's Office for Davidson County, TN.

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 GRANTEES, 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 24 day of November, 2020.

Michael W. Paul (SEAL)

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 24 day of NOV., 2020.

Notary Public
My commission expires: 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 24 day of NOV., 2020.

Notary Public
My commission expires: 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

File # 2020-1933

True Copy Certification

I, John A Bell Jr., 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, this day, John A Bell Jr. who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

DIANA LOWDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY