Karen Johnson Davidson County
Batch# 534761 DEEDQC
12/15/2020 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0147902

Name and Address of New Owner:
John A. Dauphinee and Anita Dauphinee
1305 Howard Avenue
Nashville, TN 37216

Send Tax Bills To:
John A. Dauphinee and Anita Dauphinee
1305 Howard Avenue
Nashville, TN 37216

This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 072-03-0-172

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, **John A. Dauphinee, a single man,** "the Grantor," conveys and quitclaims unto **John A. Dauphinee and Anita Dauphinee, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING the westerly 50.0 feet of Lot No. 156 on the Map of Inglewood Place as of record in Book 332, page 101. Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 156 fronts 50.0 feet on the northerly side of Howard Avenue and runs back between parallel lines 205.0 feet to a deadline.

This is the same legal description as the previous conveyance.

Being the same property conveyed to John A. Dauphinee, unmarried, by Warranty Deed from Jonathan W. Mire and wife, Ava C. Mire, of record in Book 10923, Page 953, Register's Office for Davidson County, Tennessee.

Property Address: 1305 Howard Avenue, Nashville, TN 37216.

Grantor covenants 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 has executed this Quitclaim Deed on the 11th day of December 2020

(SEAL)
John A. Dauphinee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **John A. Dauphinee**, 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 11th day of Dec., 2020.

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 9/2/24

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
11th day of Dec., 2020.

Notary Public
My commission expires: 9/2/24

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File # 2020-371

202012150147902

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

