Karen Johnson Davidson County
Batch# 538505 DEEDQC
12/21/2020 07:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201221-0150631

Name and Address of New Owner:
SEND TAX BILLS TO:
Jessica L. Winkle
1508 Montgomery Avenue
Nashville, TN 37207

This Instrument Prepared By:

Tennessee Title Services LLC
547 N Mt Juliet Rd., STe 100
Mt. Juliet, TN 37122

Map & Parcel No: 071-12-0-261.00

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, **Jessica L. Winkle** "the Grantor," convey and quitclaim unto **Jessica L. Winkle and Brian J. Kelly, wife and husband** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Williams and Hays Co. Plan of Belle View, of record in Plat Book 332, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point 15 south of the southeast corner of Lot No. 10; thence westerly and parallel to the south boundary of Lot No. 10, 135 feet to an iron pin; thence southerly and parallel to the westerly line of Montgomery Street, 85 feet to an iron pin; thence easterly 135 feet to an iron pin in westerly margin of Montgomery Street, thence northerly with the margin of said street 85 feet to the point of beginning.

Being the same property conveyed to Jessica Winkle, unmarried by Warranty deed from David Lewis of record in Instrument No. 20140721-0064567 Register's Office for Davidson County, Tennessee, dated July 16, 2014 and recorded on July 21, 2014.

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.

202012210150631

IN WITNESS WHEREOF, Grantor have executed this Deed on the 14th day of December, 2020.

_____(SEAL)
Jessica L. Winkle

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Jessica L. Winkle, 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 14th day of December, 2020.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

_____
Notary Public
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ 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 $ **0.00** 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 14th day of December, 2020.

_____
Notary Public
My commission expires: 2/28/2023

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202012210150631

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