Karen Johnson Davidson County
Batch# 544653 DEEDQC
01/04/2021 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000716

Name and Address of New Owner:
Richard & Kelly Cheatham
5238 Trousdale Drive
Nashville, TN 37220

Send Tax Bills To:
Richard Cheatham
SAME

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

Map & Parcel No: 16004014100

True Copy Certification

I, John A Bell Sr., 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, [illegible] a notary public for this county and state, John A Bell Sr. 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: 3-8-2021

Notary Seal (if on paper)

TATANA LOWSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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, **Richard Cheatham, married, as his sole and separate property,** "the Grantor," convey and quitclaim unto **Richard Cheatham and Kelly L. Cheatham, married, and Amanda Miles, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39, SECTION 6, BRENTVIEW HILLS, AS OF RECORD IN BOOK 4060, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS P. CAMPBELL AND JOY A. CAMPBELL, HUSBAND AND WIFE, BY WARRANTY DEED FROM JOHN S. SPARKS AND WIFE, NORMA SPARKS, RECORDED ON NOVEMBER 25, 2015, OF RECORD IN INSTRUMENT NO. 20151125-0119844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. DOUGLAS P. CAMPBELL PASSED AWAY APRIL 10, 2017, DEATH CERTIFICATE RECORDED # 2017 021637.

THIS IS IMPROVED PROPERTY KNOWN AS 5238 TROUSDALE DR., NASHVILLE, TN 37220.

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 2nd day of November, 2020.

_____(SEAL)
Richard Cheatham

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Richard Cheatham**, 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 2nd day of November, 2020.

See attached certificate.

_____
Notary Public
My commission expires: _____

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
2nd day of November, 2020.

_____
Notary Public
My commission expires: _____

File # 2020-1698

202101040000716

CALIFORNIA COMPLIANT CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On November 02, 2020, before me, Janet K. Berger, Notary Public, personally appeared Richard Cheatham, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JANET K. BERGER
COMM. #2328399
Notary Public - California
Orange County
My Comm. Expires June 12, 2024

Janet K. Berger
My Commission Expires: June 12, 2024
Notary Public in and for
State of California
County of Orange

Optional Information.

Description of attached document:

Title of Document: Quitclaim Deed

Date of document: Nov. 02, 2020

Number of pages (excluding this page and attachments): 2 (One-sided Y Two-sided ___)

~~Loan / Escrow / File~~ Map & Parcel number: 16004014100 [File # 2020-1698

Additional signers not named above: ( )