Name and Address of New Owner:
Katie Sandlin
1808 Timber Grove
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 547928 DEEDQC
01/06/2021 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210106-0002394

Send Tax Bills To:
AmeriHome Mortgage Company, LLC
PO Box 77404
Ewing, NJ 08628

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 108-16-0A-026.00-C

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, **Katie Sandlin nka Katie Fears,** "the Grantor," conveys and quitclaims unto **Katie Fears and Denver Fears, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Being Lot No. 26 on the Plan of Timber Ridge, of record in Instrument Number 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Katie Sandlin, an unmarried woman by Deed dated February 23, 2017 from Gavin L. Hammers and wife, Rachel E. Hammers, recorded February 28, 2017, in Instrument Number 20170228-0019614, in the Official Records of Davidson County, Tennessee.
>
> The said Katie Sandlin having since married and now being known as Katie Fears.
>
> Being also known as 1808 Timber Grove, Nashville, Tennessee 37214.

Grantor covenants that she is lawfully seized and possessed of said real estate, has 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 has executed this Quitclaim Deed on the 30 day of December, 2020

Katie Sandlin nka Katie Fears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **Katie Sandlin nka Katie Fears**, 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 30 day of December, 2020

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

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 30 day of December, 2020

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

True Copy Certification

I, Steve Berneman 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, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021