Karen Johnson Davidson County
Batch# 551909 DEEDQC
01/11/2021 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210111-0004697

Name and Address of New Owner:
Send Tax Bills To:
Victor W. Alexander, Jr
2609 Jordan Ridge Drive
Nashville, TN 37218

This Instrument Prepared By:
Tennessee Title Services, LLC
547 N. Mt. Juliet Rd., Ste 100
Mt. Juliet, TN 37122
File MQ20-0970

Map & Parcel No: 058-09-0A-285.00

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, **Victor W. Alexander, Jr, a single man** "the Grantor," convey and quitclaim unto **Victor W. Alexander, Jr, and Keena Alexander, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Jordan Ridge at Eaton's Creek, Phase 11, A Cluster Lot Planned Unit Development formerly Creekside Trails of record in Plat at Instrument No. 20100126-0006479, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victor W. Alexander, Jr., a single person by Warranty deed from Marty D. Jones, an unmarried man of record in Instrument No. 20140210-0011605 Register's Office for Davidson County, Tennessee, dated February 05, 2014 and recorded on February 10, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6th day of January, 2021.

Victor W. Alexander Jr. (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF ~~WILSON~~ DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Victor W. Alexander Jr., 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 6th day of January, 2021.

Notary Public
My commission expires: _____

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

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 6th day of January, 2021.

Notary Public
My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

File # MQ20-0970

202101110004697

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.

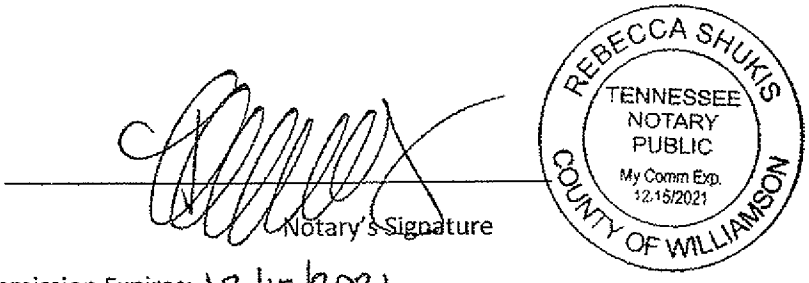


Signature

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