Karen Johnson Davidson County
Batch# 559736 DEEDQC
01/25/2021 09:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210125-0010355

Name and Address of New Owner:
Ryan and Mary Elizabeth Jones
605 Cherry Glenn Circle
Nashville, TN 37215

Send Tax Bills To:
SAME

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

Map & Parcel No: 131060H06300CO

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, **Ryan C. Jones, a single man,** "the Grantor," convey and quitclaim unto **Ryan C. Jones and Mary Elizabeth Jones, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Village of Cherry Glen Phase 4, as of record in Plat Book 9700, Page 664, together with Declaration of Easement for Driveway of record in Book 11232, Page 467, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ryan Jones, a single man, by Warranty Deed from Nontombi Naomi Tutu, a single woman, recorded on July 10, 2019, of record in Instrument No. 20190710-0067304, Register's Office for Davidson County, TN.
>
> Being the same property conveyed to NONTOMBI NAOMI TUTU,, by Warranty Deed from BRUCE E. GRIFFITH AND WIFE, SHIRLON K. GRIFFITH recorded on July 02, 2003, of record in Instrument No. 20030702-0091474, in the Register's Office of Davidson County, Tennessee.

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 15th day of January, 2021.

(SEAL)
Ryan C. Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , 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 15th day of January, 2021.

Notary Public
My commission expires: 11-8-22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

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
15th day of January, 2021.

Notary Public
My commission expires: 11-8-22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

File # 2020-2080

True Copy Certification

I, John A. Bell Jr., 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 Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA LOVINCORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

202101250010355