Karen Johnson Davidson County
Batch# 564626 DEEDQC
01/29/2021 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210129-0013658

Name and Address of New Owner:
Emily Woods Spalding Sandwith and Jackson Denney Sandwith
204 Old Williamsburg Court
Nashville, TN 37215

Send Tax Bills To:
Emily Woods Spalding Sandwith and Jackson Denney Sandwith
204 Old Williamsburg Court
Nashville, TN 37215

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

Map & Parcel No: 131-07-0A-032.00-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, **Emily Spalding Sandwith and Jackson Denney Sandwith, wife and husband,** "the Grantor," convey and quitclaim unto **Jackson Denney Sandwith and Emily Woods Spalding Sandwith, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 32, on the plan of Hillsborough Place Phase II & III, of record in Plat Book 5200, Page 160, Register's Office for said County, to which Plan reference is made for a complete description.
>
> Being the same property conveyed to Emily Spalding Sandwith and Jackson Denney Sandwith, wife and husband by Deed dated November 6, 2019 from Venkatramanan Shankar and Sadhna Shankar, husband and wife, recorded November 12, 2019, in Instrument Number 20191112-0116464, in the Official Records 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 GRANTEES, 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 25th day of January, 2021.

Emily Spalding Sandwith (SEAL)

Jackson Denney Sandwith (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Emily Spalding Sandwith and Jackson Denney Sandwith**, 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 25th day of January, 2021.

VICKIE M EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: _____

My Commission Expires
January 3, 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 $ **0.00**, 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
25th day of January, 2021.

Notary Public
My commission expires: _____

My Commission Expires
January 3, 2022

VICKIE M EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #2020-4055-TN

202101290013658

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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023