Name and Address of New Owner:
Simco Valsaint
700 Daffodil Court
Antioch, TN 37013

Send Tax Bills To:
Simco Valsaint
SAME

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

Map & Parcel No: 164130A02500CO

Karen Johnson Davidson County
Batch# 576316 DEEDQC
02/24/2021 10:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210224-0022775

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, **Kimberley Valsaint,** "the Grantor," convey and quitclaim unto **Simco Valsaint,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County. Tennessee, being Lot No. 66 on the Final Plat, Phase Three, Treehaven Subdivision, as shown by plat appearing of record in Instrument No. 200409130110149. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Simco Valsaint and Kimberley Valsaint, husband and wife, by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, recorded on September 16, 2005, of record in Instrument No. 20050916-0111451, Register's Office for Davidson County, TN. Reference is hereby made to divorce action styled Kimberley Valsaint vs. Simco Valsaint, Docket No. 19D-1185, in the Third Circuit Court for 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 ____ day of February, 2021.

Kimberley Valsaint (SEAL)

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 11 day of February, 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
11 day of February, 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 # 2020-1953

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, Dellena Shorter, 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

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

DELANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY