Karen Johnson Davidson County
Batch# 580943 DEEDQC
03/01/2021 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210301-0025786

Name and Address of New Owner:
Send Tax Bills To:
Shane Dalton and Courtney W. Dalton
4802 Woodland Circle
Hixson, TN 37343

This Instrument Prepared By:
Tennessee Title Services
547 N. Mt. Juliet Rd
Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: **128-16-0A-023.00-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, **Shane Dalton** "the Grantor," convey and quitclaim unto **Shane Dalton and Courtney W. Dalton, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being all of Lot No. 77, on the Plan of First Revisions, Section 1 – Phase 1, Still Spring Hollow of record in Book 7900, Page 135, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shane Dalton, unmarried (now a married man), by Warranty Deed Dated November 26, 2014 from Joseph Jennings, and wife, Karah Kennings and filed of record in In Instrument No. 20141202-0110431, Register's Office 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 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.

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IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23 day of February, 2021.

(SEAL)
Shane Dalton

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said State and County, Shane Dalton, 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 23 day of February 2021.

JAKE B. CRUM STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 04-15-2022

Notary Public
My commission expires: _____

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 22nd day of February, 2021.

JAKE B. CRUM STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 04-15-2022

Notary Public
My commission expires:

File # MQ20-1011

202103010025786

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.

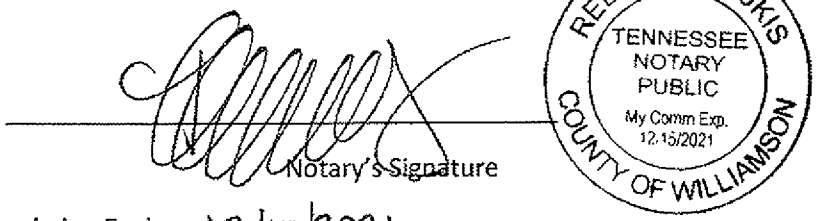


Signature

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