Karen Johnson Davidson County
Batch# 581596 DEEDQC
03/02/2021 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0026662

Name and Address of New Owner:
Daniel Reeder
867 Plantation Way
Gallatin, TN 37066

Send Tax Bills To:
Same as Owner

This Instrument Prepared By:
Steven Disser
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-02-0-110.00

# 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, **Reeder Enterprises, Inc.,** "the Grantor," convey and quitclaim unto **Daniel Reeder, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 99, as shown on the map entitled Farview, Section Three, of record in Plat Book 3700, Page 113, as amended in Book 4185, Page 234 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 Jobie Alexander by Warranty deed from Sylvia Ann Ray, unmarried, of record in Instrument No. 20141203-0110710, Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 03, 2014.
>
> Being the same property conveyed to Daniel Reeder, a married man, by Warranty Deed from Jobie Alexander, an unmarried man, of record in Instrument No. 20200810-0088827, Register's Office for Davidson County, Tennessee, dated August 7, 2020 and recorded on August 10, 2020.
> (value of consideration in aforementioned deed $180,000.00)
>
> Being the same property conveyed to Reeder Enterprises, Inc. by Quitclaim Deed from Daniel Reeder, a married man, dated August 31, 2020 and recorded September 22, 2020 as Instrument No. 20200911-0108803 in the Register's Office for Davidson County, Tennessee. (value of consideration in aforementioned Quitclaim Deed $0).
>
> Being also known as 738 May Drive, Nashville, Tennessee 37115.

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).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26th day of February, 2021.

(SEAL)
Reeder Enterprises,Inc./Daniel Reeder, member

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 26th day of February, 2021.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/8/21

**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 26th day of February, 2021.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

File # 2021-1354



202103020026662

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON