Karen Johnson Davidson County
Batch# 602212 DEEDQC
03/29/2021 10:37:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210329-0040686

QUITCLAIM DEED

THIS INDENTURE is made and entered into on this 9th day of February, 2021, by and between **Miriam Anne Curtis**, the Grantor, and **Miriam Anne Curtis and husband, Fred M. Curtis**, the Grantees.

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, remise, quitclaim and convey unto the Grantees all of Grantor's right, title and interest in and to the following described real property located and situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5, of the Plan of River Meadows Subdivision, Section 1, of record in Plat Book 9700, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grantor herein by Warranty Deed from Debra R. Carney dated December 4, 2015, and recorded on December 10, 2015, at Instrument No. 20151210-0124318 in said Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2846 Hydes Ferry Road, Nashville, TN 37218.

This conveyance is further subject to all other building and protective covenants of record, subdivision and zoning regulations in effect in Davidson County, Tennessee, rights of way and easements for public roads and public utilities, building lines and easements of record, as well as any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations, and conveyances, and real property taxes for the current year not yet due and payable but which constitute a lien on said property.

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the day and year first above written.

Miriam Anne Curtis

Miriam Anne Curtis

STATE OF MISSISSIPPI

COUNTY OF CHICKASAW

Before me, the undersigned authority in and for the County and State aforesaid, this day personally appeared MIRIAM ANNE CURTIS, who acknowledged that she signed and delivered the foregoing instrument on the day thereof as her free and voluntary act and deed in the capacity therein identified.

Given under my hand and official seal on this, the 28 day of February, 2021.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 93581 D. ERIC KIMBROUGH Commission Expires Aug. 29, 2021 DESOTO COUNTY

NOTARY PUBLIC

My Commission Expires:

PARCEL: 080080 426.00

PROPERTY ADDRESS: 2846 Hydes Ferry Road
Nashville, TN 37218

NEW OWNERS' NAME AND ADDRESS AND SEND TAX BILLS TO: Miriam Anne Curtis
and Fred M. Curtis
2506 Hwy 32
Okolona, MS 38860
(662) 213-6816

STATE OF MISSISSIPPI

COUNTY OF CHICKASAW

I, or we, hereby swear of affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00 or less.

Affiant

Subscribed and sworn to before me this 28th day of February, 2021.

Notary Public

My Commission Expires: 05-08-2023

LAURA BRANDON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-8-2023

Prepared by and return to:
D. Eric Kimbrough, BPR# 28622
D. Eric Kimbrough, PLLC
1715 Aaron Brenner Dr Ste 311
Memphis, TN 38120
(901) 758-9006