Name and Address of New Owner:
Ashley A. Hoover and Steven R. Jones
5957 LICKTON PK.
GOODLETTSVILLE, TN 37072
Send Tax Bills To:
Ashley A. Hoover and Steven R. Jones
SAME

Karen Johnson Davidson County
Batch# 614005 DEEDQC
04/13/2021 12:33:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210413-0049172

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

Map & Parcel No: 17 86.00

**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, **Ashley A. Hoover,** "the Grantor," convey and quitclaim unto **Ashley A. Hoover and Steven R. Jones,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING IN THE SOUTH RIGHT OF WAY LINE OF LICKTON PIKE, SAID POINT BEING 25 FEET FROM THE CENTER OF SAID PIKE; THENCE SOUTH 33 DEGREES EAST 166 FEET TO AN IRON PIN, CORNER TO WALTER KEY; THENCE NORTH 69 DEGREES 08 MINUTES EAST 147.7 FEET TO AN IRON PIN; THENCE NORTH 35 DEGREES WEST 221.6 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF LICKTON PIKE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY, 136.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY HOOVER BY WARRANTY DEED FROM CHARLES R. PARKS AND WIFE, BETTY PARKS, RECORDED ON APRIL 27, 2018, OF RECORD INSTRUMENT NO. 20180427-0039957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 5957 LICKTON PIKE, GOODLETTSVILLE, TN 37072.

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 1st day of April, 2021.

Ashley A Hoover (SEAL)
Ashley A. Hoover

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, Ashely A. Hoover, 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 7th day of April, 2021.

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

Notary Public
My commission expires: 9/17/2023

**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
7th day of April, 2021.

Notary Public
My commission expires: 9/17/2023

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

File # 2021-2431

**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, Leah Moore, a 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: 01-06-2025

Notary Seal (If on paper):

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY