Name and Address of New Owner:
Michael Gaw
4827 Briarwood Dr.
Nashville, TN 37211
Send Tax Bills To:
Michael Gaw
SAME

Karen Johnson Davidson County
Batch# 616182 DEEDQC
04/16/2021 08:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210416-0050863

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

Map & Parcel No: 14604015900

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, Dixie Deanna Hooker, "the Grantors," convey and quitclaim unto Michael Gaw, "the Grantee," the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 569 on the Plan of Section Fourteen, Caldwell Hall, of record in Book 3300, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to David A. Floyd and Deanna L. Floyd, husband and wife, by Warranty Deed from David P. Connors and Phebe Bibb Connors (a/k/a Phbe Bibb Conners), husband and wife, recorded on July 6, 2009, of record in Instrument No. 20090706-0062427, Register's Office for Davidson County, TN.

Grantors 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).

GRANTORS, 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.

See Affidavits of Heirship of recorded as Inst. # 202104160050861 ; 202104160050862 , said Register's office

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 25th day of February, 2021.

Dixie Deanna Hooker (SEAL)
Dixie Deanna Hooker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Dixie Deanna Hooker, 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 25th day of February, 2021.

Notary Public
My commission expires: 3-7-23

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY

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.

Dixie Deanna Hooker
(Affiant)

Sworn to and subscribed before me this 25th day of February, 2021.

Notary Public
My commission expires: 3-7-23

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY

File # 2021-2291

True Copy Certification

I, John A. Bell Sr., 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.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (If on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY