Name and Address of New Owner:
Blakey Propst, Jr. and Cynthia L. Propst
213 Fitzpatrick Place
Nashville, TN 37214

Send Tax Bills To:
Blakey Propst, Jr. and Cynthia L. Propst
213 Fitzpatrick Place
Nashville, TN 37214

This Instrument Prepared By and Return to:
Blakey Propst, Jr. and Cynthia L. Propst
1632 Timber Run
Nashville, TN 37214

Map & Parcel No: 108-16-0A-009.00-CO

Karen Johnson Davidson County
Batch# 618747 DEEDQC
04/20/2021 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210420-0052775

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, **Blakey Propst, Jr., an unmarried man and Cynthia L. Propst, a married woman** , "the Grantor," conveys and quitclaims unto **Blakey Propst, Jr., an unmarried man as to a 40% ownership insterest and Christina Ann Braun, an unmarried woman, as to a 10% ownership interest and Cynthia L. Propst, a married woman, as to a 50% ownership interest** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Timber Ridge of record in Plat at Instrument No. 20040113-0005330, 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 Blakey Propst Jr., an unmarried man and Cynthia L. Propst, a married woman by Warranty deed from Benjamin G. Norwood, married man, of record in Instrument No. 20210321-0039021 Register's Office for Davidson County, Tennessee, dated March 19th, 2021 and recorded on March 24th, 2021
>
> Being also known as 1632 Timber Run Nashville, Tennessee 37214.

Grantor covenants 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 has executed this Quitclaim Deed on the 1st day of April, 2021.

Blakey Propst (SEAL)
Blakey Propst Jr.

Cynthia L Propst (SEAL)
Cynthia L. Propst

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, ~~Benjamin C. Norwood~~, 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. Blakey Propst Jr. & Cynthia L Propst.

WITNESS my hand and official seal this 1st day of April, 2021.

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

A C Hall
Notary Public
My commission expires: 5-2-22

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 $**0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
1st day of April, 2021.

A C Hall
Notary Public
My commission expires: 5-2-22

File # B-21-1250

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.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021