Karen Johnson Davidson County
Batch# 624857 DEEDQC
04/29/2021 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057107

Name and Address of New Owner:
Send Tax Bills To:
William Hailey, III, Louise Miller
303 Cunniff Pkwy
Goodlettsville, TN 37072

This Instrument Prepared By:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 033 14 0 058.00

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, **William Hailey, an unmarried man and Louise Miller, an unmarried woman** "the Grantor," convey and quitclaim unto **William Hailey, III, an unmarried man and Louise Miller, an unmarried woman, and Shirley L. Chapman, joint tenants with right of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 220 feet on the Southerly side of Cunniff Parkway and extends back 231.6 feet on the Easterly line and 126.6 feet on the Westerly line to a dead line in the rear on which it measures 243.5 feet.

Being the same property conveyed to William Hailey, an unmarried man and Louise Miller, an unmarried woman by Warranty Deed from Russell Freeman, Administrator ad Litem/Executor of the Estate of Madlyn Norman Butler, and William R. Butler, Stephanie S. Merryman, Kimberly L. Butler, Eric Wills, Alex Wills and Elizabeth C. Butler, devisees of the Last Will and Testament of Madlyn Norman Butler, of record in Instrument No. 20150602-0050865, dated May 27, 2015 and recorded on June 2, 2015, Register's Office of Davidson County, Tennessee.

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 Deed on the 23rd day of April, 2021.

William Haley

Louise Miller

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, William Haley and Louise Miller, 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 23rd day of April, 2021.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Williamson)

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 $ **00.00** 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 April, 2021.

Notary Public
My commission expires:

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

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.



Notary's Signature

My Commission Expires: 12/15/2021