Name and Address of New Owner:
Shana Dotson
2782 Riverbend Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 637645 DEEDQC
05/17/2021 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210517-0066081

Send Tax Bills To:
Shana Dotson
2782 Riverbend Drive
Nashville, TN 37214

This Instrument Prepared By:
Cathy Mayerle
Title Clearing & Escrow, LLC
6102 South Memorial Drive
Tulsa, OK 74133

Map & Parcel No: 062-02-0A-213.00-C

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, **Ted Roberts and Shana Dotson, both unmarried, as joint tenants with right of survivorship,** "the Grantor," convey and quitclaim unto **Shana Dotson, A Single Person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, TN, Being Lot No. 336, on the Plan of Subdivision of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

For grantors title deed see deed dated 9/29/06, recorded 10/3/06 in Inst. #20061003-0122721

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 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18 day of February, 20 24.

Shana Dotson

Ted Roberts

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Shana Dotson and Ted Roberts**, 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 18 day of Feb 2024.

Notary Public
My commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TN)
)
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 **$ 1.00**, 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 18 day of February, 20 24

Notary Public
My commission expires: 3/4/24

File # TCEL-84907-TN

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I Bob Monnet, 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 correct copy of the original executed and authenticated according to law.

Signature

STATE OF OKLAHOMA
COUNTY OF TULSA

Personally appeared before me, Jessica J. Miszewski, a notary public for the county and state, Bob Monnet who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires 5-23-2022

JESSICA J. MISZEWSKI
Notary Public, State of Oklahoma
Commission # 13005193
My Commission Expires 05-23-2022