Karen Johnson Davidson County
Batch# 647552 DEEDQC
06/02/2021 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210602-0073819

Name and Address of New Owner:
SEND TAX BILLS TO:
Alice M. Graffread
1812 Willow Springs Drive
Nashville, TN 37216

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

Map & Parcel No: 073 09 0 138.00

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. **Alice M. Graffread. unmarried woman.** "the Grantor." convey and quitclaim unto **Alice M. Graffread, unmarried woman and Tonya Graffread Clark, unmarried woman, as joint tenants with expressed rights of survivorship,** "the Grantee," the following described real estate in **Davidson** County. Tennessee:

> Land in Davidson County. Tennessee, being Lot No. 45 on the plan of Henderson Gardens, Section I, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to Alice M. Graffread (unmarried woman) by Warranty Deed from William Dale Brinkley and Cheryl D. Brinkley Roehrich and Nancy Brinkley Sullivan and Gregory Duane Brinkley of record in Instrument No. 20021101-0134454, in the Register's Office of Davidson County, Tennessee, dated October 24, 2002 and recorded on November 01. 2002.

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 execused this Deed on the 21st day of May, 2021.

Alice M. Graffread (SEAL)
Alice M. Graffread

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County. Alice M Graffread , 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 21st day of May, 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 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.

Alice M. Graffread
(Affiant)

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

Sworn to and subscribed before me this 21st day of May, 2021.

Notary Public
My commission expires: 2/28/2023

File # MQ-21-3274

202106020073819

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