Karen Johnson Davidson County
Batch# 661227 DEEDQC
06/21/2021 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210621-0083508

Name and Address of New Owner:
Deborah L. Pinkstaff
1565 Brockton Ln
Nashville, TN 37221

Send Tax Bills To:
Deborah L. Pinkstaff
1565 Brockton Ln
Nashville, TN 37221

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 141-05-0A-555-00-CO

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, **Deborah L. Pinkstaff, an unmarried woman,** "the Grantor," convey and quitclaim unto **Deborah Pinkstaff, Trustee of the Deborah Pinkstaff Living Trust dated June 24, 2019 and any amendments thereto,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 555 on the Plan of Final Plat Avondale Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, 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 Anna-Rose Klingenstein, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20180627-0062104 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on June 27, 2018. (Value of consideration shown in aforementioned deed $336,500.00.)
>
> Being the same property conveyed to Deborah L. Pinkstaff by Warranty Deed from Anna-Rose Klingenstein, of record in Instrument No. 20210621008350 6, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $475,000.00.)
>
> Being also known as 1565 Brockton Lane, Nashville, Tennessee 37221.

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 15th day of June, 2021.

Deborah L. Pinkstaff (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Deborah L. Pinkstaff**, 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 15th day of June, 2021.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

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 ~~$475,000.00~~ $0*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

* $0

(Affiant)

Sworn to and subscribed before me this
15th day of June, 2021.

Notary Public
My commission expires: 11/8/22

File # 2021-1629

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON