Name and Address of New Owner:
Gregory D. Center and Larry E. Center
2601 Hillsboro Pike J3
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 663866 DEEDQC
06/24/2021 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210624-0085772

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:

Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

Map & Parcel No: 117-03-0B-145.00-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, **Gregory D. Center, an unmarried man,** "the Grantor," convey and quitclaim unto **Gregory D. Center, an unmarried man and Larry E. Center, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit J-3 on the Plan of (Revised) The Villager Condominium Apartment of record in Plat Book 5200, page 201, Register's Office for said county, to which plan reference is here made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office.
>
> Being the same property conveyed to Niranjan Hanumanna, married by Warranty deed from Morgan C. Petek, unmarried of record in Instrument No. 20190624-0060577 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019.
>
> BEING the same property conveyed to Gregory D. Center, an unmarried man by deed from Niranjan Hanumanna of record in Book / Record Book / Deed Book / Volume _____, Page _____, or Instrument#_202106240085770__, Register's Office for Davidson County, Tennessee.
>
> Being also known as 2601 Hillsboro Pike J3 J-3 Nashville, Tennessee 37212.

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 22nd day of June, 2021.

_____(SEAL)
Greory D. Center

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, **Gregory D. Center**, 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 22nd day of June, 2021.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 9/16/2023

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 $ **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)

Sworn to and subscribed before me this
22nd day of June, 2021.

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 9/16/2025
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 3/15/25

File # B-21-4071

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