Name and Address of New Owner:
Jeffrey C. Estes
618 Berry River Rd.
Barrington, NH 03825
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 669934 DEEDQC
07/02/2021 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $15.91
20210702-0089680

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09105024600

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, **Joseph C. Longway,** "the Grantor," convey and quitclaim unto **Jeffrey C. Estes,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being certain unimproved property in Davidson County, Tennessee, located on James Avenue, being 113 x 31 x IR in size, further described in Field Book No. 8DA 25252, Davidson County Tax Map 095-05, Parcel No. 246.00 of record in the Tax Assessor's Office Davidson County, Tennessee. Also known as Reserved Parcel A on the Plan of the Resubdivision of Lot No. 3 of West Nashville Annex, as of record in Book 4175, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph C. Longway, subject to the right of redemption by Final Decree Confirming Sale from NOSAC Associates and any and all unknown heirs-at-law or devisees dated August 24th 2012 and recorded February 11th 2013 of record in Instrument No. 20130211-0013915 in the said Register's Office, Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, right of redemption of any and all unknown heirs-at-law or devisees, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 0 James Avenue, Nashville, TN 37209

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 8th day of April, 2021.

Joseph C. Longway (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Joseph C. Longway**, 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 8th day of April, 2021.

WILLIAM [illegible] CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 05/08/2023

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 $ **4,300.00**, 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 8th day of April, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Public
My commission expires: _____

File # 21-1927

202107020089680

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021



Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212