Name and Address of New Owner:
Cynthia S. Lockyear and Scott A. Lockyear
1717 A 3rd Avenue N
Nashville, TN 37208

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 684508 DEEDQC
07/27/2021 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0100746

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

Map & Parcel No: 082050Z00100CO

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, **Cynthia S. Lockyear f/k/a Cynthia Stroburg ,** "the Grantor," convey and quitclaim unto **Cynthia S. Lockyear and Scott A. Lockyear, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1717 3rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170512-0047590 and being shown on Plat attached thereto as Exhibit "B", 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 Cynthia Stroburg, an unmarried woman by Warranty Deed from John Keith Jennette, married dated February 23rd 2018 and recorded April 27th 2018 of record in Instrument No. 20180427-0040072 said Register's Office, Davidson County, Tennessee.
>
> Improved property known as: 1717 A 3rd Ave N, Nashville, TN 37208

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 GRANTEES, 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 23rd day of February, 2021.

Cynthia S. Lockyear

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Cynthia S. Lockyear** , 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 23rd day of February, 2021.

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

Notary Public
My commission expires: 11/8/21

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-, 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
23rd day of February, 2021.

Notary Public
My commission expires: 11/8/21

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

File # 20-1544

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2.23.21 (date of document).

Connie Taylor
Affiant Signature

2/23/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of February, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

