Name and Address of New Owner:
Christen N. Paige and William C. Hardy
1716 Electric Ave
Nashville Tn 37206

Send Tax Bills To:
Christen N. Paige and William C. Hardy
1716 Electric Ave
Nashville Tn 37206

This Instrument Prepared By:
Return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 094 02 0 075.00

Karen Johnson Davidson County
Batch# 685179 DEEDQC
07/28/2021 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210728-0101554

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, **Christen Paige, married,** "the Grantor," convey and quitclaim unto **Christen N. Paige, a married woman and William C. Hardy, a married man,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

> All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> Land in Davidson County, Tennessee, being Lot 64 on the Plan of United Electric Railway Company's Addition, as shown on plat of record in Plat Book 161, Page 8, 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 Christen Paige, married by Quit Claim Deed from Randolph Paige, married of record as Instrument No. 20200511-0048504 in the Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on May 11, 2020. Christen Paige and Christen N. Paige are one in the same person.
>
> Being also known as 1716 Electric Avenue, Nashville, TN 37206

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.

202107280101554

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13 day of July, 2021.

Christen Paige (SEAL)
Christen Paige

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Christen Paige , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of July, 2021.

Notary Public
My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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.

(Affiant)

Sworn to and subscribed before me this
13 day of July, 2021.

Notary Public
My commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File # BC-21-848

202107280101554

Certificate of Authenticity

I, Emily Manno, 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 07/13/21.

Date

Affiant Signature

07/13/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON