Karen Johnson Davidson County
Batch# 685210 DEEDQC
07/28/2021 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210728-0101595

Name and Address of New Owner:
Send Tax Bills To:
Taylor Avery
1903 26th Ave N
Nashville, TN 37208

This Instrument Prepared By:

Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 081 06 0 208.00

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, **Taylor Avery** "the Grantor," convey and quitclaim unto **Taylor Avery, a single woman and Philecia Avery, a single woman, tenants in common,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 30, as shown on the map entitled Cumberland Gardens, Section Five, of record in Book 3300, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Taylor Avery, a single woman by Warranty Deed from Joseph A. Spicer and Juanita M. Spicer, husband and wife, dated September 11, 2018 and recorded on September 25, 2018 in Instrument No. 20180925-0094784, Register's Office for Davidson County, Tennessee.

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 20th day of July, 2021.

Taylor Avery (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Taylor Avery, 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 20th day of July, 2021.

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary Public
My commission expires: 2/28/2023

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 $ **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 20th day of July, 2021.

Notary Public
My commission expires: 2/28/2023

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

File # MQ-21-4675

202107280101595

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/20/21.

Affiant Signature

7/26/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/26/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON