Karen Johnson Davidson County
Batch# 686806 DEEDQC
07/30/2021 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210730-0102610

Name and Address of New Owner:
Amanda Dean & William Dean
100 Peggy Street
Madison, TN 37115

Send Tax Bills To:
Amanda Dean & William Dean
100 Peggy Street
Madison, TN 37115

This Instrument Prepared By:

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

Map & Parcel No: 042-16-0-029.00

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, **Brandon Adams, Trustee of The 100 Peggy St Trust,** "the Grantor ," convey and quitclaim unto **Amanda Dean and William Dean, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Part Two Finnland Heights of record in Plat Book 1424, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 100 feet on the West side of Peggy Street and runs back between lines, 152.5 feet on the North Line and 150.2 feet on the South Line, to a dead line in the rear, measuring 96.5 feet thereon.

Being the same property conveyed to Patrick J. Calo and Betty S. Calo, husband and wife by Warranty deed from Alma Sue Vaughn Johnson, as the Executrix of the Estate of Stephen Clifford Vaughn of record in Instrument No. 20000718-0070834 Register's Office for Davidson County, Tennessee, dated July 07, 2000 and recorded on July 18, 2000. (Value of consideration shown in aforementioned deed $73,000.00.) The said Patrick J. Calo has since died on or about December 23, 2009, leaving Betty S. Calo vested as the surviving tenant by the entirety.

Being the same property conveyed to Brandon Adams, Trustee of The 100 Peggy St Trust by Warranty Deed from Betty S. Calo, a widow, recorded on September 3, 2020 in Instrument Number 20200903-0100608, Register's Office for Davidson County, Tennessee.

Being also known as 100 Peggy Street Nashville, Tennessee 37115.

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.

(SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 100 Peggy St Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of July, 2021.

Notary Public
My commission expires: 3/3/2025

SOPHIA PADGETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

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
20 day of July, 2021.

Notary Public
My commission expires: 3-3-2025

SOPHIA PADGETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

File # B20-2553-A

Tennessee Certification of Electronic Document

I, Sandy Tomrechio, 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 07-22-2021 (date of document).

Sandy Tomrechio
Affiant Signature

7-28-21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of July, 2021.

GINA L SHOEMAKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12-19-2023

NOTARY'S SEAL

Gina L. Shoemake
Notary's Signature

MY COMMISSION EXPIRES: 12/19/2023