prepared by:
NAME AND ADDRESS OF NEW OWNER:
The Moncrief Family Trust
TRUSTEE: ASHLY MATTHEWS
532 Moncrief Ave
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as above

Karen Johnson Davidson County
Batch# 686936 DEEDQC
07/30/2021 11:56:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210730-0102773

MAP & PARCEL NO 018 000 109.00

EFFECTIVE DATE: 7/2/2021

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, BOBBIE JOHNS, unmarried, "the Grantor," convey and quitclaim unto ASHLY MATTHEWS, unmarried, TRUSTEE OF THE MONCRIEF FAMILY TRUST "the Grantee," the following describer real estate in land lying in the 10th Civil District of Davidson County, Tennessee, City of Goodlettsville, TN and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way margin (25ft from centerline) of Moncrief Avenue, said pin being the southwesterly tip of a triangular lot owned by John W. Poteet and being of record in Book 4596. Page 727, RODC, TN, and also being a corner of the John W. Poteet property of record in Book 6171, page 361, RODC, TN thence with the north margin of Moncrief Avenue, S75°12'40" W, 125.00 ft. to an iron pin; thence with new lines and leaving said road N 34°55'12" W 120.00 ft. to an iron pin at the base of 6' cedar tree; thence N 51°37'00" E 115.00 ft. to an iron pin; thence S 35°47'10" E 170.00 ft. to the point of beginning, containing 16,805.74 square feet (0.386 acre) more or less.

Being the same property conveyed to Bobbie Johns by deed of record as Instrument No 20170613-0059182, 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 same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

This Quit Claim Deed is signed by Grantor without warranty of title and is executed as of the date of acknowledgement of Grantor's signature below, but is effective for all purposes of the Effective Date stated above.

GRANTOR:
By: Bobbie Johns

GRANTEE:
By: Ashley Matthews

STATE OF OKLAHOMA }
}
COUNTY OF KINGFISHER }

ACKNOWLEDGMENT

This instrument was acknowledged by before me this 2nd day of July, 2021 by Bobbie Jo Johns & Ashley Matthews to me known to be the identical person who executed the foregoing instrument and acknowledged that she executed same as a free and voluntary act and deed within for the uses and purposes set therein.

My Commission Expires: Jan 17, 2024
My Commission Number: 08006254

Dannette Wittrock
Notary Public

DANNETTE WITTROCK NOTARY PUBLIC #08006254 Exp. 06-17-24 IN AND FOR STATE OF OKLAHOMA KINGFISHER COUNTY

AFFIDAVIT OF VALUE

STATE OF OKLAHOMA }
}
COUNTY OF KINGFISHER }

The undersigned hereby offers this instrument of 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.

Bobbie Johns
(Affiant)

Sworn to and subscribed before me this 2nd day of July, 2021

Dannette Wittrock
Notary Public

DANNETTE WITTROCK NOTARY PUBLIC #08006254 Exp. 06-17-24 IN AND FOR STATE OF OKLAHOMA KINGFISHER COUNTY

My Commission Number: 08006254
My Commission Expires: June 17, 2024