Name and Address of New Owner:
Amanda R. Carter and Brian Joseph Daniel
2682 Avery Park Dr
Nashville Tn 37211

Send Tax Bills To:
Amanda R. Carter and Brian Joseph Daniel
2682 Avery Park Dr
Nashville Tn 37211

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

Map & Parcel No: 173-09-0A-770-00

Karen Johnson Davidson County
Batch# 703098 DEEDQC
08/23/2021 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210823-0113866

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, Amanda Gibson, **married** "the Grantor," convey and quitclaim unto **Amanda R. Carter and Brian Joseph Daniel, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 653 AS SHOWN ON PLAT OF SECTION TWO OF PHASE EIGHT, LENOX VILLAGE, OF RECORD IN INSTRUMENT NO. 20070413-0044640 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to Amanda Gibson, a married woman by Warranty Deed from Timothy Charles Dillard and wife, Erin Dillard of record as Instrument No. 20150506-0041524 in the Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 6, 2015.

Amanda Gibson and Amanda R. Carter are one in the same person.

Being also known as 2682 Avery Park Drive, Nashville, TN 37211

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 18 day of August, 2021.

Amanda Gibson (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2021, before me personally appeared Amanda Gibson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 18 day of August, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

AFFIDAVIT OF VALUE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of August, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Tiffany Rooker, 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 **8/19/2021**.

Date

Tiffany Rooker

Affiant Signature

8/19/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **AUGUST**, 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