Name and Address of New Owner:
Everett H. Lowe

Send Tax Bills To:
Everett H. Lowe
9108 East Cambridge Court
Brentwood TN 37027
This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 708007 DEEDQC
08/31/2021 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210831-0117503

Map & Parcel No: 104-08-0-290

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, **Everett Lowe,** "the Grantor," convey and quitclaim unto **Everett Lowe and Fay Gannon,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of 0. B. Hayes Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, and described as follows:
>
> Beginning on the easterly margin of 17th Avenue, South, formerly Addition Street, 166 feet 2 ¾ inches north of the south line of said lot; thence northerly with the easterly margin of said Avenue, 55 feet 3 ¼ inches, thence at right angles easterly 150 feet more or less to an alley; thence with said alley, southerly 55 feet 3 ¼ inches, thence 150 feet more or less to the beginning.
>
> Being the same property conveyed to Everett Lowe by Quitclaim Deed from Robert Scruggs, Trustee, dated May 24, 2017, of record in Instrument No. 20170614-0059782, Register's Office for Davidson County, Tennessee.

This is improved property known as 1404 17th Avenue South, Nashville, TN 37212

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 27th day of August, 2021.

Everett Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of August, 2021, before me personally appeared **Everett Lowe**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of August, 2021.

Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

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 27 day of August, 2021.

Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

202108310117503

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8.27.21 (date of document).

Connie Taylor
Affiant Signature

8.27.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021