Name and Address of New Owner:
Jeanette W. Buchanan
447 Monticello St
Nashville Tn 37207

Karen Johnson Davidson County
Batch# 708800 DEEDQC
09/01/2021 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210901-0117974

Send Tax Bills To:
Jeanette W. Buchanan
447 Monticello St
Nashville Tn 37207

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 71 1 A 30.00CO

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, **Lanita J Moore , unmarried** "the Grantor," convey and quitclaim unto **Jeanette W. Buchanan unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT 30, THE WOODS AT MONTICELLO, PHASE 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20091216-0114519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JEANETTE W. BUCHANAN AND LANITA J. MOORE, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FORM JEANETTE W. BUCHANAN, UNMARRIED, RECORDED ON AUGUST 1, 2019, OF RECORD IN INSTRUMENT NO. 20190801-0075835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 447 MONTICELLO ST., NASHVILLE, TN 37207.

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 23rd day of August, 2021.

Lanita J Moore (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Lanita J Moore , 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 23rd day of August, 2021.

Notary Public
My commission expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 23rd day of August, 2021.

Notary Public
My commission expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

File # 2021-3204

Tennessee Certification of Electronic Document

I, John A. Bell Jr, 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 August 23, 2021 (date of document).

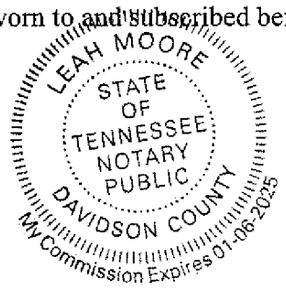
Regina Sullo
Affiant Signature

August 31, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31 day of August, 2021.



Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL