Name and Address of New Owner:
Christopher William Jones and Anna Baskins
4003 University Avenue
Old Hickory, TN 37138

Send Tax Bills To:
Christopher William Jones and Anna Baskins
4003 University Avenue
Old Hickory, TN 37138

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 063-08-0-030

Karen Johnson Davidson County
Batch# 710847 DEEDQC
09/07/2021 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210907-0119443

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, **Christopher William Jones, married,** "the Grantor," convey and quitclaim unto **Christopher William Jones and Anna Baskins, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land situated and lying in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 6, Block "W" in the Hadley Bend City Subdivision of The Hulme Tract, a map of which subdivision is of record in Book 421, Page 120, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christopher William Jones, an unmarried man from Music City Handymen, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 08/29/2019 and recorded 09/03/2019 in Instrument No. 20190903-0088190, Register's Office of said County.
>
> Being the same property conveyed to Music City Handymen, LLC from Matthew Parker and wife, Ninfa Parker, by Quitclaim Deed dated 11/17/2017 and recorded 12/04/2017 in Instrument No. 20171204-0123362, Register's Office of said County.
>
> Being the same property conveyed to Matthew Parker and wife, Ninfa Parker from Kennard Murray, by Warranty Deed dated 09/16/2016 and recorded 09/20/2016 in Instrument No. 20160920-0099139, Register's Office of said County.

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 26th day of August, 2021.

Christopher William Jones (SEAL)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 26th day of August, 2021, before me personally appeared Christopher William Jones, 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 26th day of August, 2021.

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Signature
My commission expires:
My Commission Expires
May 16, 2023

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, 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of August, 2021.

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Notary Signature
My commission expires: 9/21/24

202109070119443

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/26/21 (date of document).

Jennifer L. Pennell

8/26/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022