Name and Address of New Owner:
Joshua D. Niles
216 Antioch Pike
Nashville, TN 37211

Send Tax Bills To:
Joshua D. Niles
216 Antioch Pike
Nashville, TN 37211

This Instrument Prepared By:

Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 133-02-0-146

Karen Johnson Davidson County
Batch# 715113 DEEDQC
09/14/2021 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210914-0122759

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, **Kenna Niles,** "the Grantor," convey and quitclaim unto **Joshua D. Niles,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 6 on the plat of the plan of Airdrie Subdivision "A" of record in Book 547, page 10, as amended in Book 3099, page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Kenna P. Niles from William Edward Niles, Jr., a married man, as to his one-half undivided interest, by Quitclaim Deed from Spouse to Spouse dated July 29, 2019 and recorded August 12, 2019 in Instrument #20190812-0080116, said Register's Office.
>
> Being the same property conveyed to Joshua D. Niles, an unmarried man, and Edward Niles, Jr., a married man, tenants in common with right of survivorship, from Denise D. Folsom, nka Denise Folsom Carringer, and husband, Thomas Carringer, by Warranty Deed dated May 23, 2014 and recorded May 28, 2014 in Instrument #20140528-0045713, said Register's Office.

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 ~~27th~~ 3rd st day of ~~August~~ Sept. st, 2021.

Kenna Niles (SEAL)
Kenna Niles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this ~~27th~~ 3rd st day of ~~August~~ Sept. st, 2021, before me personally appeared Kenna Niles, 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 ~~27th~~ 3rd st day of ~~August~~ Sept st, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

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 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 ~~27th~~ 3rd st day of ~~August~~ Sept. st, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

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 9/3/21 (date of document).

Jennifer L. Pennell

9/3/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of September, 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