AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-198980-CDM

Karen Johnson Davidson County
Batch# 742133 DEEDQC
10/25/2021 08:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211025-0142653

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 092-09-0-258-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 13th day of October, 2021, by and between **Michael Dent Nunnally and Catherine Smith, husband and wife who both acquired title as single, as tenants in common with the right of survivorship,** a mailing address of 409A 35th Avenue N., Nashville , TN 37209, hereinafter referred to as Grantor(s) and **Michael Dent Nunnally and Catherine Smith, husband and wife, as tenants by the entirety,** a mailing address of 409A 35th Avenue N., Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108-A ON THE PLAN OF ZONE LOT DIVISION OF LOT NOS. 107 AND 108, W.R. WILSON SUBDIVISION OF RECORD IN PLAT BOOK 6200, PAGE 730 AMENDING PLAT BOOK 332, PAGE 161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address: 409A 35th Avenue N., Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Michael Dent Nunnally, a single man and Catherine Smith, a single woman, as tenants in common with right of survivorship from Daniel Orlowski, unmarried by Deed dated July 1, 2019 and recorded on July 5, 2019 as Instrument No. 20190705-0065911.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Michael Dent Nunnally

Catherine Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Michael Dent Nunnally and Catherine Smith, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 13th day of October, 2021.

Vanessa Cortner
Notary Public
My Commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant Michael Nunnally

Print Name: Catherine Smith

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 13th day of October, 2021.

Notary Public
My Commission Expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Michael Dent Nunnally and Catherine Smith
409A 35th Avenue N.
Nashville, TN 37209

Name and address of property owner:

Michael Dent Nunnally and Catherine Smith
409A 35th Avenue N.
Nashville, TN 37209

Exhibit "A"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108-A ON THE PLAN OF ZONE LOT DIVISION OF LOT NOS. 107 AND 108, W.R. WILSON SUBDIVISION OF RECORD IN PLAT BOOK 6200, PAGE 730 AMENDING PLAT BOOK 332, PAGE 161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL DENT NUNNALLY, A SINGLE MAN AND CATHERINE SMITH, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM DANIEL ORLOWSKI, UNMARRIED BY DEED DATED JULY 1, 2019 AND RECORDED ON JULY 5, 2019AS 20190705-0065911.

Parcel ID Number: 092-09-0-258-00

Certificate of Authenticity

I, Caitlin Rich, 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 **10/13/2021**.

Date

Affiant Signature

10/21/2021

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this **21ST DAY OF OCTOBER 2021**

Notary's Signature

My Commission Expires: 03/30/2024

Date

Notary's Seal (if on paper)

Sarah Murphy
NOTARY
PUBLIC
STATE OF RHODE ISLAND