Karen Johnson Davidson County
Batch# 746302 DEEDQC
10/28/2021 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211028-0145191

Name and Address of New Owner:
Send Tax Bills To:
Shaundra Simpson
2604 Walker Lane
Nashville, TN 37207

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 059 15 0 188.00

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, **Shaundra Simpson, a married woman** "the Grantor," convey and quitclaim unto **Shaundra Simpson and DeAngelo Dominic Davidson, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Haynes Heights, Section V of record in Plat Book 3842, Page 248, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Walker Lane, at the common corner of Lots 10 and 11; thence with the line between said lots, Westerly 318.5 feet to a point; thence North 80 deg. 2' West 138.6 feet to a point; thence North 29 deg. 39' West 10 feet to the common rear corner Lots 11 and 12; thence with the line between said lots Easterly 417.28 feet to a point in the Westerly margin of Walker Lane; thence with the same, Southerly 105 feet to the point of beginning.

Being the same property conveyed to Shaundra Simpson, a married woman, by Warranty Deed from Arthur S. Yokley Sr. and Jacqueline Yokley, husband and wife, of record in Instrument No. 20200618-0063936, in the Register's Office of Davidson County, Tennessee, dated June 11, 2020 and recorded on June 18, 2020.

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 ~~31st~~ 19th@ day of ~~December~~ October@, 2021.

_____(SEAL)
Shaundra Simpson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of October, 2021, before me personally appeared Shaundra Simpson 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 19th day of October, 2021.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

_____
Notary Signature
My commission expires: 2/28/2023

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 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 19th day of October, 2021.

_____
Notary Signature
My commission expires:

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202110280145191

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/19/21.

Affiant Signature

10/27/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/27/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON