Karen Johnson Davidson County
Batch# 747087 DEEDQC
10/29/2021 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211029-0145709

Name and Address of New Owner:
Kyle R. Huberty
2678 Avery Park Drive
Nashville, TN 37211

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Ssuite 100
Brentwood, TN 37027

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 173-09-0A-772-00

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, **Terrance J. Huberty, a married man,** "the Grantor," conveys and quitclaims unto **Kyle R. Huberty, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 655 on the Plan of Section Two of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070413-0044640, 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 Kyle R. Huberty, an unmarried man and Terrance J. Huberty, a married man as tenants in common with right of survivorship by Warranty deed from Jennifer L. Morris, an unmarried woman of record in Instrument No. 20190604-0053353 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on June 4, 2019.

Being also known as 2678 Avery Park Drive Nashville, Tennessee 37211.

NOTE: This property has never served as the primary marital residence for Grantor herein.

Grantor covenants that he is lawfully seized and possessed of said real estate, has 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 15th day of October, 2021.

Terrance J. Huberty

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of October, 2021, before me personally appeared Terrance J. Huberty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this 15th day of October, 2021.

Mallik

Notary Signature
My commission expires: 9/21/2024

MALLIK SAGARAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sep 21, 2024
COUNTY OF WILLIAMSON

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, 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 15th day of October, 2021.

Notary Signature
My commission expires: 9/21/2024

MALLIK SAGARAD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Sep 21, 2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 10/15/2021 (date of document).

Affiant Signature

10/15/2021
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 15 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

DAKOTA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
My Comm. Expires
Sep 08, 2025