Karen Johnson Davidson County
Batch# 753107 DEEDQC
11/10/2021 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211110-0150459

Name and Address of New Owner:
Johnny L. Jackson
1721 St. Louis st
Nashville TN 37208
Send Tax Bills To:
same
1033 Demonbreun St S-300
Nashville 37203 Attn: Lashonda
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-06-0-465.00

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, **Freddie Dunlap Jr,** "the Grantor," convey and quitclaim unto **Johnny L. Jackson ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

1721 Saint Louis St Nashville TN 37208

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 16th day of August, 2021.

Freddie Dunlap Jr (SEAL)
Freddie Dunlap Jr

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Freddie Dunlap Jr** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of August, 2021.

LASHONDA M. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Lashonda M. Jones
Notary Public
My commission expires: 9-2-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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.

Lashonda M. Jones
(Affiant)

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

Lashonda M. Jones
Notary Public
My commission expires: 9-2-2021

LASHONDA M. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

202111100150459

land in Davidson County, Tennessee, to wit:

A certain lot or parcel of land situated in Nashville, Davidson County, Tennessee, and being more particularly bounded and described as follows:

BEING Lot No. 24 on the Map of George Shield's 2nd Addition to North Nashville, as of record in Book 57, Page 146, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 50 feet on the southerly side of St. Louis Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Freddie Dunlap and wife, Pearlie Frances Allen Dunlap, by deed from Freddie Dunlap, Ted Dunlap, Fred Dunlap, and Pearlie Frances Allen (now Dunlap), of record in Book 7795, Page 404, Register's Office for Davidson County, Tennessee; THE said Pearlie Frances Allen Dunlap having since died.

This is unimproved property known as 1721 St. Louis Street, Nashville, Tennessee 37208

Tennessee Certification of Electronic Document

I, John A Bell Jr., 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 August 6, 2021 (date of document).

Affiant Signature

11/5/21
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of 11, 2021.

Teresa Tidwell
Notary's Signature

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 1/6/25