Karen Johnson Davidson County
Batch# 755027 DEEDQC
11/15/2021 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211115-0151691

Name and Address of New Owner:
Traci Huff
316 Wauford Drive
Nashville, TN 37211

Send Tax Bills To:
Traci Huff
316 Wauford Drive
Nashville, TN 37211

This Instrument Prepared By:

Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-05-0-064.00

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, **Traci Huff, f/k/a Traci Jeanne Lawson, married,** "the Grantor," convey and quitclaim unto **Traci Huff and Dawson Huff, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section One (Revised), Caldwell Hall, of record in Plat Book 2900, Page(s) 57 through 59, inclusive, 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 Traci Jeanne Lawson, an unmarried woman, by Warranty Deed from John Jeffrey Walker and wife, Cheryl Lynne Walker, of record in Instrument No. 20150515-0044732 Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 15, 2015. (Value of consideration shown in aforementioned deed $313,000.00.)
>
> Being also known as 316 Wauford Drive, Nashville, Tennessee 37211.

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 4th day of November, 2021.

Traci Huff (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2021, before me personally appeared Traci Huff, 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 4th day of November, 2021.

STEVEN PAUL DISSEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/3/25

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 4th day of November, 2021.

Notary Signature
My commission expires:

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

202111150151691

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/9/2021.

Affiant Signature

11/9/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9th day of November, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023