Karen Johnson Davidson County
Batch# 774391 DEEDQC
12/15/2021 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211215-0165991

Name and Address of New Owner
And Send Tax Bills To:
Michelle Garramone
207 Morton Avenue
Nashville, TN 37211

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

Map & Parcel No: 119-14-0-335.00

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, **Joshua T. Davis, a single man,** "the Grantor," convey and quitclaim unto **Michelle Garramone, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Westerly one-half of Lot No. 82 and the Easterly one-half of Lot No. 83 on the Plan of Airdrie Subdivision "C" of record in Plat Book 547, Page 160, 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 Michelle Garramone, a single woman by Warranty deed from Kelsea Leigh Hickman and Nicholas B. Eckhoff, wife and husband of record in Instrument No. 20190619-0059161 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019. Being the same property conveyed to Michelle M. Garramone, a single woman and Joshua T. Davis, a single man by Quitclaim deed from Michelle M. Garramone, a single woman of record in Instrument No. 20211012-0136792 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 12, 2021.

Being also known as 207 Morton Avenue, 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 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 6th day of December, 2021.

_____(SEAL)
Joshua T. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of December, 2021, before me personally appeared Joshua T. Davis 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 6th day of December, 2021.



_____
Notary Signature
My commission expires:

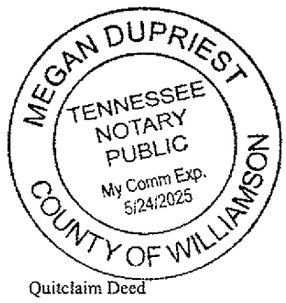
AFFIDAVIT OF VALUE

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 WILLIAMSON

Sworn to and subscribed before me this 6th day of December, 2021.



_____
Notary Signature
My commission expires:

202112150165991

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 12/6/21.

Affiant Signature

12/13/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/21.

Notary's Signature

My Commission Expires:

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