Name and Address of New Owner:
Lee Ann Purnell
4216 Andrew Jackson Parkway
Nashville, TN 37076

Send Tax Bills To:
Lee Ann Purnell
4216 Andrew Jackson Parkway
Nashville, TN 37076

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 075-00-0-109.00

Karen Johnson Davidson County
Batch# 775523 DEEDQC
12/16/2021 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211216-0166720

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, **Vicki Lynn King,** "the Grantor," convey and quitclaim unto **Lee Ann Purnell** "the Grantees," the following described real estate in Davidson County, Tennessee :

> Land in the 4th Civil District of Davidson County, Tennessee, being known as the R. C. Allen Subdivision, and being an unnumbered lot in said subdivision as of record in Book 4595, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Said lot begins at a point on the westerly margin of Old Hickory Blvd 394-1/2 feet from the intersection of the right-of-way for Old Hickory Blvd, and that of Tyler Drive; thence South 89 degrees, 03 minutes West, 207.67 feet to an iron pin; thence South 86 degrees, 14 minutes West, 194.52 feet to an iron pin; thence North 5 degrees, 49 minutes East, 766.62 feet to an iron pin; thence South 87 degrees, 31 minutes East, 122.79 feet to a concrete monument; thence South 86 degrees, 57 minutes East, 255.15 feet to an iron pin on the westerly margin of Old Hickory Blvd; thence with said westerly margin of Old Hickory Blvd, South 2 degrees, 43 minutes East, 156.46 feet to an iron pin, and the point of beginning, containing 1.45 acre, more or less.
>
> Being a portion of the same property conveyed to Lee Ann Purnell, as to a one-half undivided interest, and Vicki Lynn King, as to a one-half undivided interest, from Lee Ann Purnell, executor of the Estate of George F. Purnell, by Executor's Quitclaim Deed dated August 2, 2021 and recorded September 30, 2021 in Instrument #20210930-0131637, said Register's Office.

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 24th day of November, 2021.

Vicki Lynn King (SEAL)
Vicki Lynn King

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Albemarle

On this 24th day of November, 2021, before me personally appeared **Vicki Lynn King**, 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 24th day of November, 2021.

Notary Signature
My commission expires: 3/31/2023

Donna M Davis
Commonwealth of Virginia
Notary Public
Commission No. 7852284
My Commission Expires 3/31/2023

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, whichever is greater, is **$ 0.**

Vicki Lynn King

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~WILLIAMSON~~ Albemarle

Donna M Davis
Commonwealth of Virginia
Notary Public
Commission No. 7852284
My Commission Expires 3/31/2023

Sworn to and subscribed before me this 24th day of November, 2021.

Notary Signature
My commission expires: 3/31/2023

202112160166720

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/24/2021 (date of document).

Jennifer L. Pennell

11/24/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of November, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022