Karen Johnson Davidson County
Batch# 782436 DEEDQC
12/30/2021 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211230-0172084

Name and Address of New Owner:
Cassandra Wit and James Williams
606 Davidson Road
Nashville, TN 37205

Send Tax Bills To:
Cassandra Wit and James Williams
606 Davidson Road
Nashville, TN 37205

This Instrument Prepared By:

Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 115-07-0-031

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, **Cassandra Wit, an unmarried woman and James Williams, an unmarried man, as joint tenants,** "the Grantor," convey and quitclaim unto **Cassandra Wit and James Williams, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Brook Meade, Section I, of record in Plat Book 2133, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 42 fronts 117 feet on the Northerly margin of Davidson Road and extends back Northwardly 359 feet on the Easterly side and 356 feet on the Westerly side to a dead line in the rear measuring 117 .1 feet.
>
> Being the same property conveyed to Cassandra Wit and James Williams from Susan Michele Bruer by Warranty Deed dated April 28, 2015, recorded May 4, 2015 as document number 20150504-0039936 in the said Register's Office for Davidson County, Tennessee.

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 15th day of December, 2021.

(SEAL)
Cassandra Wit

(SEAL)
James Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2021, before me personally appeared Cassandra Wit and James Williams, 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 15th day of December, 2021.

Notary Signature
My commission expires: 01-03-2023

MAGDELINE MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

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 for this transfer or value of the property transferred, whichever is greater, is **$ 10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 01-03-2023

MAGDELINE MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

202112300172084

Property Address: 606 Davidson Road, Nashville, TN 37205

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 December 15, 2021.

Steve Berneman

Date: 15th day of December, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 15th day of December, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2021-8398-TN