Karen Johnson Davidson County
Batch# 787683 DEEDQC
01/11/2022 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220111-0003571

Name and Address of New Owner:
And Send Tax Bills To:
Jyl Baskin and Carly Baskin Curry
3124 Edgemont Dr
Nashville, TN 37214

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

Map & Parcel No: 085-07-0-042.00

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, **Jyl Baskin, a married woman,** "the Grantor," convey and quitclaim unto **Jyl Baskin, a married woman and Carly Baskin Curry and Griffin J. Curry, wife and husband, tenants in common** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred O. Williams and wife, Margaret J. Williams, by deed dated June 2, 1998, and recorded June 2, 1998, from Ernest E. Crittenden, Jr., Executor of the Estate of Agnes R. Crittenden, deceased, of record in Book 10958, page 55, and being further conveyed to Jyl Baskin, a married woman, by deed dated March 12, 2021, and recorded March 16, 2021, from Fred O. Williams and wife, Margaret J. Williams, of record in Instrument Number 20210316-0034332, 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 29th day of December, 2021.

Jyl Baskin (SEAL)

STATE OF TENNESSEE
COUNTY OF WILSON

On this 22nd day of December 2021, before me personally appeared Jyl Baskin 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 29th day of December 2021.

TAYLOR GRILLS TENNESSEE NOTARY PUBLIC My Comm Exp. 1/19/2022 COUNTY OF WILLIAMSON

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

TAYLOR GRILLS TENNESSEE NOTARY PUBLIC My Comm Exp. 1/19/2022 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 29th day of December, 2021.

Notary Signature
My commission expires:

202201110003571

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 12/29/21.

Affiant Signature

1/4/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/4/22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.23.23