Name and Address of New Owner:
Keith Ivens
6916 Shelly Trail
Nashville, TN 37211

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane #100
Brentwood, TN 37027

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 172-11-0B-016-00

Karen Johnson Davidson County
Batch# 790292 DEEDQC
01/14/2022 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220114-0005667

# 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, **Yaned Ivens,** "the Grantor," conveys and quitclaims unto **Keith Ivens,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Christiansted Valley Reserve of record in Plat at Instrument No. 20141223-0117560, 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 Yaned Ivens and Keith Ivens, wife and husband by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20150903-0090052 Register's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on September 03, 2015.
>
> Being also known as 6916 Shelly Trail, Nashville, Tennessee 37211.

Grantor covenants that she is lawfully seized and possessed of said real estate, has 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, Grantors have executed this Quitclaim Deed on the 24 day of December, 2021.

Yaned Ivens

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of December, 2021, before me personally appeared **Yaned Ivens**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 24 day of December, 2021.

Notary Signature
My commission expires:

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 05-21-2025

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 05-21-2025

## AFFIDAVIT OF VALUE

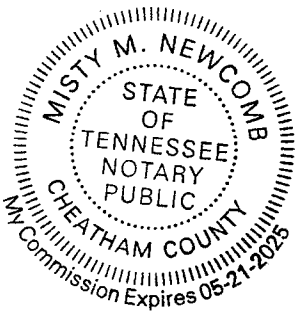
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, 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 CHEATHAM

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

Notary Signature
My commission expires:






202201140005667

**Tennessee Certification of Electronic Document**

I, Misty M. Newcomb, 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 12/22/2021 (date of document).

Affiant Signature

12/30/2021
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 30 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

DAKOTA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
My Comm. Expires Sep 08, 2025