SEND TAX BILLS TO AND:
Address of New Owner:
Brenda L Caruthers
1513 Straightway Avenue
Nashville, TN 37206

PREPARED BY:
Tennessee Title Services LLC
547 N. Mt. Juliet Rd, Ste 100
Mt. Juliet, TN 37122

Map & Parcel ID: 072 14 0 125.00

Karen Johnson Davidson County
Batch# 793896 DEEDQC
01/21/2022 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220121-0008178

Quitclaim Deed

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

Property Address: 1513 Straitway Ave., Nashville, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **BRENDA L CARUTHERS AND MAXIE CARUTHERS, III, SOLE HEIRS AT LAW OF MAXIE CARUTHERS, JR., DECEASED,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL ITS RIGHT, TITLE AND INTEREST UNTO, **BRENDA L CARUTHERS, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Map of the Plat of H.W. Ward's Subdivision of Part of Lots 31 and 32 of Brownsville as of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda L. Caruthers and Maxie Caruthers, Jr., as joint tenants, by Quitclaim Deed from Maxie Caruthers, Jr, of record in Instrument No. 20040507-0052160, in the Register's Office of Davidson County, Tennessee, dated April 07, 2004 and recorded on May 07, 2004. The said Maxie Caruthers, Jr. has since died on February 13, 2020. (Value or consideration $0.00).

Being the same property conveyed to Maxie Caruthers, Jr, by Quitclaim Deed from Brenda Lee Caruthers, of record in Book 8318, Page 174, in the Register's Office of Davidson County, Tennessee, dated March 27, 1991 and recorded on March 28, 1991. (Value or consideration $0.00).

Being the same property conveyed to Maxie Caruthers, Jr., a Widower and Brenda Lee Caruthers, as tenants In common with the right of survivorship by Quitclaim Deed from Maxie Caruthers, Jr., a Widower and Brenda Lee Caruthers, as tenants In common with the right of survivorship, (I) Maxie Caruthers, Jr., a widower, as surviving tenant by the entirety, of record in Book 7370, Page 517, in the Register's Office of Davidson County, Tennessee, dated September 30, 1987 and recorded on October 05, 1987.

Being the same property conveyed to Maxie Caruthers, Jr, etux Marie Caruthers by Warranty Deed from M. Glenn etux, Virginia Glenn, of record in Book 5071, Page 264, in the Register's Office of Davidson County, Tennessee, dated September 15, 1976 and recorded on September 23, 1976. The said Marie Caruthers died on or about 2/19/83 leaving Maxie Caruthers, Jr. vested as the surviving tenant by the entirety. The said Maxie Caruthers, Jr. died a widower on or about 2/13/20. By virtue of affidavit of heirship, of record in Instrument No. 202201210008176 and Inst No. 202201210008177, property vests to Maxie Caruthers, III, and Brenda L. Caruthers, sole heirs at law of Maxie Caruthers, Jr., deceased.

Witness our hand this 17th 20th day of December, 2021.

Maxie Caruthers, III

Brenda L. Caruthers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Maxie Caruthers, III and Brenda L. Caruthers**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 17th 20th day of December, 2021.

Notary Public
My Commission Expires: 2/28/2023

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)
HH

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)

Sworn to and subscribed before me this ~~17th~~ 20th day of December, 2021.
HH

Notary Public
My commission expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

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 12-20-21.

Affiant Signature

1-5-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1-5-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON