Name and Address of New Owner:
Thomas Greer and Anthony Hollingsworth
2221 Thistlewood Avenue
Nashville, TN 37216

Send Tax Bills To:
Thomas Greer and Anthony Hollingsworth
2221 Thistlewood Avenue
Nashville, TN 37216

This Instrument Prepared By:
Debbie Ferraro
American Guardian Title USA, Inc.
6162 North U.S. Highway 41
Apollo Beach, FL 33572

Map & Parcel No: 072-08-0-107

Karen Johnson Davidson County
Batch# 833683 DEEDQC
04/04/2022 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220404-0038356

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, **Thomas Greer and Anthony Hollingsworth, a married couple,** "the Grantor," convey and quitclaim unto **Thomas Greer and Anthony Hollingsworth, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Being Lot No. 27 on the plan of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

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 25th day of March, 2022.

(SEAL)
Thomas Greer

(SEAL)
Anthony Hollingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 25th day of March, 2022, by Thomas Greer and Anthony Hollingsworth.

Signature of Notary Public
Print, Type/Stamp Name of Notary

My Commission Expires
November 20, 2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Personally Known:_____ OR Produced Identification:✓
Type of Identification Produced: Drivers License

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.

Thomas Greer

Anthony Hollingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 25th day of March, 2022, by Thomas Greer and Anthony Hollingsworth.

Signature of Notary Public
Print, Type/Stamp Name of Notary

My Commission Expires
November 20, 2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Personally Known:_____ OR Produced Identification:✓
Type of Identification Produced: Drivers License

202204040038356

Exhibit "A" Property Description

Property Address: 2221 Thistlewood Avenue, Nashville, TN 37216

Being Lot No. 27 on the plan of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

True Copy of Certification

I, Deborah Ferraro, do hereby make oath that I am a licensed title agent 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 3-25-22

3-25-22
Signature

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 25 day of March, 2022.

Notary Signature

My Commission Expires:_____
Notary' Seal (if on paper)

CARLA AVILA
Notary Public - State of Florida
Commission # HH 29546
My Comm. Expires Aug 20, 2024
Bonded through National Notary Assn.

Derivation Clause

Being the same property conveyed to Anthony Hollingsworth, unmarried and Thomas Greer, unmarried, as joint tenants with right of survivorship by Warranty Deed dated 04/29/2016 from King Investment Group, LLC, a Tennessee limited liability company of record in Instrument 201605030043086, Register's Office for Davidson County, Tennessee.