Name and Address of New Owner:
Brandon Hammer
2113 Sherbrooke Lane
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 180040A09900CO

Karen Johnson Davidson County
Batch# 849843 DEEDQC
05/03/2022 09:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220503-0051025

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, **Jenny Gale Harmon,** "the Grantor," convey and quitclaim unto **Brandon Hammer,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section Four, Highland Creek of record as Instrument No. 20020830-0105354, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being a part of the same property conveyed to Brandon S. Hammer and Jenny Gale Harmon, husband and wife by Warranty Deed from Heather D. Warner and husband, Scott P. Warner dated March 31st 2016 and recorded April 1st 2016 of record in Instrument No. 20160401-0031186, said Register's Office.

This is improved property known as 2113 Sherbrooke Lane, Nashville, TN 37211

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 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.

202205030051025

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of February, 2022.

Jenny Gale Harmon (SEAL)
Jenny Gale Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this __ day of February, 2022, before me personally appeared **Jenny Gale Harmon**, 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, an office, this 3rd day of February, 2022.

WILLIAM D CASTLEMAN JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of February, 2022.

Notary Signature
My commission expires: 11/03/2025

202205030051025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/3/22 (date of document).

Affiant Signature

3/18/22

Date

State of Tennessee

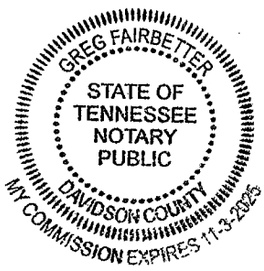
County of Davidson

Sworn to and subscribed before me this 18th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212