Karen Johnson Davidson County
Batch# 861397 DEEDQC
05/23/2022 04:01:47 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220523-0059868

This Instrument Prepared By: Erin Elizabeth Dennis at 2927 Hillhurst Dr, Nashville, TN 37207, USA

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Erin Elizabeth Dennis, married, of 2927 Hillhurst Dr, Nashville, TN 37207, USA, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Erin Elizabeth Dennis, of 2927 Hillhurst Dr, Nashville, TN 37207, USA and Charles Beau Kositzke, of 2927 Hillhurst Dr, Nashville, TN 37207, USA, a married couple, (collectively the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section 3, Hillhurst Acres of record in Plat Book 2331, Page 86, in the Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 68 fronts 171.9 on the Southerly side of Hillhurst Drive and extends back 142.8 feet on the Westerly line and 252.2 feet on the Easterly line to a broken line int he rear on which it measures 253 feet.
>
> Being the same property conveyed to Roy L. Kent and wife, Betty H Kent by Warranty deed from S.H. Merritt and wife Ethel Merrit of record in Book 4172, page 935, Register's Office for Davidson County, Tennessee dated September 18, 1967 and

recorded on September 21, 1967. The said Roy L. Kent having since died on or about May 10, 1991, leaving Betty H. Kent surviving tenant by the entirety.

Source of Title: 20160921-0099334

Being all or part of the same property described in the County Register's Deed book 4172, Page 935.

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~ ED.

IN WITNESS WHEREOF the Grantor has executed this instrument this 23rd day of May, 2022.

Signed in the presence of:

Signature

Brianne Danicek

Name

Erin E Dennis

Erin

Elizabeth Dennis

Spousal Acknowledgement

I, Charles Beau Kositzke of 2927 Hillhurst Dr, Nashville, TN 37207, USA, spouse of Erin Elizabeth Dennis, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Brianne Danilczyk, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Charles Beau Kositzke, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 23rd day of May, 2022.

_____
Notary Public, the State of Tennessee

County of Davidson

My commission expires: March 3, 2026

BRIANNE DANILCZYK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Brianne Danilczyk, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Erin Elizabeth Dennis, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 23rd day of May, 2022.

Notary Public, the State of Tennessee

BRIANNE DANILCZYK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County of Davidson

My commission expires: March 8, 2026

Register's Fee $ _____

New Owner

Mail Tax Notice to: Erin Elizabeth Dennis, 2927 Hillhurst Dr, Nashville, TN 37207, USA

Parcel Number: 060 07 0 135.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0 Erin E Dennis, **Affiant**

Subscribed and sworn before me this the

23 **Day of** May, 2022

D. Hayes, **Deputy Register**