Name and Address of New Owner:
Kalyn Frame
1701 Lawncrest Drive
Nashville,TN 37210

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 871693 DEEDQC
06/15/2022 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220615-0068240

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

Map & Parcel No: 09412003200

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, **Kalyn Frame, an unmarried woman,** "the Grantor," convey and quitclaim unto **Kalyn Frame, an unmarried woman and Clay Bass Wood, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 33 on the Plan of Clover Nook, as of record in Book 2900, Page 51, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kalyn Frame, an unmarried woman by Warranty Deed from Clay Bass Wood an unmarried man, dated 3/4/2022 and filed of record in Instrument No. 20220428-0049283, Register's Office for Davidson County, Tennessee.

Improved property known as: 1701 Lawncrest Drive, Nashville, TN 37210

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.

202206150068240

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 4th day of March, 2022.

Kalyn Frame (SEAL)
Kalyn Frame

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2022, before me personally appeared Kalyn Frame, 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, at office, this 4th day of March, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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.

3-4-2022
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 3.4.22 (date of document).

Affiant Signature

3.4.22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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