Name and Address of New Owner:
Erin M. Ketelle
1201 Haysboro Avenue
Nashville, TN 37216

Send Tax Bills To:
Erin M. Ketelle
1201 Haysboro Avenue
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 872354 DEEDQC
06/15/2022 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220615-0068644

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 06104005800

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, **Steven M. Younes and Erin M. Ketelle, husband and wife,** "the Grantor," convey and quitclaim unto **Erin M. Ketelle,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the westerly 110 feet of Lot No. 14 on the Plan of M.C. McGaughey's First Haysboro Subdivision, as of record in Book 843, Page 23, Register's Office for said County. Said part of Lot No. 14 front 10 feet on the northerly side of Haysboro Road and runs back 126.3 feet on the westerly line, with the easterly margin of Marina Avenue and 138 feet, more or less, on the easterly line, to the southerly line of Lot No. 13, measuring 110 feet thereon.
>
> Being the same property conveyed to Steven M. Younes and Erin M. Ketelle, husband and wife by Warranty Deed from Kendall R. Mitchell and Marietta A. Mitchell, husband and wife dated August 6th 2015 and recorded August 12th 2015 of record in Instrument No. 20150812-0080640, said Register's Office.

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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 19th day of May, 2022.

_____ (SEAL)
Steven M. Younes

_____ (SEAL)
Erin M. Ketelle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2022, before me personally appeared **Steven M. Younes and Erin M. Ketelle,** 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 19th day of May, 2022.

WILLIAM L CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2023

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.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of May, 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 5/19/22 (date of document).

Affiant Signature

6/9/22
Date

State of Tennessee

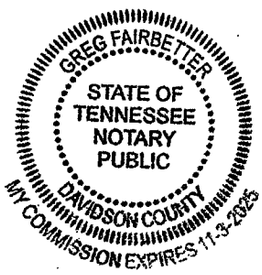
County of Davidson

Sworn to and subscribed before me this 9th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



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