Karen Johnson Davidson County
Batch# 877748 DEEDQC
06/24/2022 02:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220624-0072639

Name and Address of New Owner:
Jeremy Bridges and Angelica Bridges
3429 Towne Village Road
Nashville, TN 37013

Send Tax Bills To:
Jeremy Bridges and Angelica Bridges
3429 Towne Village Road
Nashville, TN 37013

This Instrument Prepared By:

Blueprint Title TN
401 Church Street
#1200
Nashville, TN 37219

Map & Parcel No: 150-07-0-487

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, **Towne Village, LLC, A Tennessee Limited Liability Company** "the Grantor," convey and quitclaim unto **Jeremy Bridges, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Lot No. 535 on the Plan of Towne Village of the Country, Section Five, of record in Plat Book 6250, Page 783 and 784, Register's Office for said County to which reference is made for a more complete description.
>
> Being the same property conveyed to Towne Village, LLC., a Tennessee limited liability Company by Deed dated December 8, 2021 from Christa R. Roberts, unmarried, recorded January 3, 2022, in Instrument Number 20220103-0000730, in the Official Records of Davidson County, Tennessee.

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 ~~18th~~ 13th day of May, 2022.

Towne Village, LLC, A Tennessee Limited Liability Company

Jeremy Sky Bridges, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~18th~~ 13th day of May, 2022, before me personally appeared Jeremy Sky Bridges, 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 ~~18th~~ 13th day of May, 2022.

Notary Signature
My commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14~~th~~ 21st day of June, 2022.

Notary Signature
My commission expires: Jan 8, 2024

TAYLOR STROUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

Property Address: 3436 Towne Village Road, Antioch, TN 37013

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 May 13, 2022.

Steve Berneman

Date: 14th day of June, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 14th day of June, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2022-9862-TN