Name and Address of New Owner:
Jonathan Carter Andersen, *et ux*
5809 Petersburg Ln.
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 882685 DEEDQC
07/01/2022 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220701-0076377

This Instrument Prepared By:
Garside & Hunter, PLLC/lg
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 171-08-0C-003.00-CO

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, **Douglas J. Ralls and Patricia S. Ralls, husband and wife,** "the Grantors," convey and quitclaim unto **Jonathan Carter Andersen and Emily Ralls Andersen, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Williamsburg at Brentwood of record in Plat Book 9700, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jonathan Carter Andersen and Emily Ralls Andersen, husband and wife and Douglas J. Ralls and Patricia S. Ralls, husband and wife, by Warranty Deed from Robert D. Boon, II and Anna C. Boon, husband and wife, dated 6/2/2022 and appearing of record at Instrument No. 20220613-0066935, Register's Office for Davidson County, Tennessee.

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 2nd day of June, 2022.

_____ (SEAL)
Douglas J. Ralls

_____ (SEAL)
Patricia S. Ralls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2022, before me personally appeared Douglas J. Ralls and Patricia S. Ralls, 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 2nd day of June, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 2nd day of June, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

202207010076377

Certificate of Authenticity

I, Elizabeth Yerger, 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 **June 2, 2022**.

Affiant Signature

June 30, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

30th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

