72552985-8356418

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 895697 DEEDQC
07/28/2022 01:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220728-0086239

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22578367

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Korby Lenker and Randa Lenker**
Address of New Owner(s): **1305 Boscobel Street, Nashville, TN 37206**

Property ID NUMBER: 08313015700

THIS INDENTURE, made and entered into this 21 day of July, 2022, by and between **Korby Lenker** party of the first part, and **Korby Lenker and Randa Lenker, husband and wife, as tenants by the entirety** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 151, EAST EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 147, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

For Information Purposes Only:

Being the same property conveyed to Korby Lenker, by deed dated November 13, 2017 of record in Deed Instrument No. 20171114-0117121, in the County Clerk's Office.

TMS: 08313015700

Property Address: 1305 Boscobel Street, Nashville, TN 37206

This conveyance is subject to 2022 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 72552985 WD111 01 0404

WITNESS the signature of the said party of the first part the day and year first above written.

Korby Lenker

STATE OF TN

COUNTY OF Davidson **Acknowledgement**

On this 21 day of July, 2022, before me personally appeared Korby Lenker, 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 and seal, this 21 day of July 2022

Signature of Notary Public

My Commission Expires
March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$346,022.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are $0.00 (exempt), transfer to add spouse.

Affiant

Subscribed and sworn to before me this 21 day of July 2022

Notary Public Signature

My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Thomas D. Larson, 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 7/21/22 (date of document).

Affiant Signature

7/21/22
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21 day of July, 2022.

Notary Signature

My Commission Expires
March 3, 2025

My Commission Expires: _____

Notary Seal:

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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