Karen Johnson Davidson County
Batch# 900448 DEEDQC
08/08/2022 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090036

Name and Address of New Owner:
Send Tax Bills To:
Anita D Hoard
3469 Brick Church Pike
Nashville, TN 37207

This Instrument Prepared By:
Tennessee Title Services, LLC
547 N MT Juliet Rd., Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 050 06 0 008.00

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, **Anita Davis,** "the Grantor," convey and quitclaim unto **Anita D. Hoard, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Village by the Creek, Section One, Revised, of record in Book 6200, page 29, Register's Office for Davidson County, Tennessee, and to which Plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Anita Davis, by deed dated 02/17/1995, and recorded 02/21/1995, from Regal Group IV, A TN, General Partnership, of record in Book 9598, Page 216, Register's Office for Davidson County, Tennessee. Pursuant to the Marital Dissolution Agreement in Docket 10D-1770 in the Circuit Court for Davidson County, Tennessee, property vested to Anita Hoard (formerly Anita Davis) as her sole and separate property. The said Anita Davis now known as Anita Davis Hoard, a single woman.

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 18th day of July, 2022.

Anita Davis (SEAL)
Anita Davis

STATE OF TENNESSEE
COUNTY OF Davidson
August (9c)

On this 1 day of ~~July~~, 2022, before me personally appeared Anita Davis 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 1 day of ~~July~~ August, 2022.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

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.

STATE OF TENNESSEE
COUNTY OF Montgomery

Sworn to and subscribed before me this 2 day of ~~July~~ August, 2022.

Notary Signature
My commission expires: 7/15/2026

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/1/2022.

Affiant Signature

8/5/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/5/2022.

Notary Public

My Commission Expires: 5-23-25

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON