72587226-836859 **QUITCLAIM DEED**

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22579510

Karen Johnson Davidson County
Batch# 900706 DEEDQC
08/09/2022 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220809-0090409

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Jarmaine L. Betts**
Address of New Owner(s): **1929 Pinehurst Drive, Nashville, TN 37216**

Property ID NUMBER: 072 12 0 316.00

THIS INDENTURE, made and entered into this 6th day of August, 2022, by and between **Jarmaine Lydell Betts, Trustee of The JLB Revocable Trust dated March 9th, 2022** party of the first part, and **Jarmaine L. Betts,** 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:

BEING LOT NO. 52 ON THE PLAN OF RIVERWOOD HEIGHTS, SECTION 8, AS OF RECORD IN BOOK 3842, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

For Information Purposes Only:

Being the same property conveyed to Jarmaine Lydell Betts, Trustee of The JLB Revocable Trust dated March 9th, 2022, by deed dated March 9, 2022 of record in Deed Instrument/Case No. 20220317-0030916, in the County Clerk's Office.

Property Address: 1929 Pinehurst Drive, Nashville, TN 37216

This conveyance is subject to 2022 Davidson County, City of Nashville 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.

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

Jarmaine Lydell Betts

Jarmaine Lydell Betts, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 6th day of August, 2022, before me personally appeared Jarmaine Lydell Betts, Trustee of The JLB Revocable Trust dated March 9th, 2022, 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 6th day of August. 2022

Kimberly Reese

Signature of Notary Public

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

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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 **$364,000.00** 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, § 66-5-209(3) transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.**

Jannie J. Bell

Affiant

Subscribed and sworn to before me this 6th day of August 2022.

Kimberly Reese

Notary Public Signature

My commission expires: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

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Tennessee Certification of Electronic Document

I, Jarmaine L. Betts, 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 08/06/2022 (date of document).

Affiant Signature

8/6/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2022.

Notary Signature

My Commission Expires: 01/06/2025

Notary Seal:

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

MCD 72587226 QC101 01 0106