Name and Address of New Owner:
Quality Clean Construction, LLC
1509 Emerald Bay Dr.
Whites Creek, TN 37189

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 901455 DEEDQC
08/10/2022 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220810-0090960

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 119-10-0-118.00

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, **LaMonte M. K. Shute, unmarried,** "the Grantor," conveys and quitclaims unto **Quality Clean Construction LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Hidden Acres, of record in Plat Book 1130, Page 89, 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 LaMonte M.K. Shute, unmarried, by Warranty Deed from Debra D. Webb, of record in Book 11246, page 280, Register's Office for Davidson County, Tennessee, dated December 04, 1998 and recorded on December 10, 1998. (Value or consideration shown in aforementioned deed $83,500.00.)

Being also known as: 2717 Hartford Drive, Nashville, TN 37210

Grantor covenants 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, Grantors have executed this Quitclaim Deed on the 10th day of August, 2022.

(SEAL)
LaMonte M. K. Shute

STATE OF Tennessee
COUNTY OF Davidson

On this 10th day of July, 2022, before me personally appeared **LaMonte M. K. Shute**, 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 10th day of August, 2022.

Notary Signature
My commission expires: 5-5-2025

SARAH LILE
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 $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 10th day of August, 2022.

Notary Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-10-22 .

Affiant Signature

8-10-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of August, 2022.

Notary Signature

My Commission Expires: 11/8/22

