Name and Address of New Owner:
Edward M. Simmons Jr
5468 Granny White Pike
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 904338 DEEDQC
08/17/2022 09:36:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093102

Send Tax Bills To:
same

This Instrument Prepared By:
Aspire Real Estate Experts
1033 Demonbreun St Suite 300, Box 100
Nashville, TN 37203

Map & Parcel No

092-04-0-255.00

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, **Kenneth E. Ball,** "the Grantor," convey and quitclaim unto **Edward M. Simmons Jr. ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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.

900 Morrison St. Nashville TN 37208

Being Lot No. 1 on the Map of Johnson Bransford's Subdivision of Three Parts of Judge McNairy's Mansion House Tract, as of record in Book 161, Page 146 Register's office for said County.

Said Lot No. 1 fronts 35 feet on the easterly side of Morrison Street, and runs back between parallel lines, along the north margin of Hamilton or Herman Street, 138.6 feet to an alley in the rear.

Being the same property conveyed to Alberta Leftwioch from George C. Whittle and Francis Murphy by Deed of record at Book 5799, page 66, Register's Office for Davidson County, Tennessee.

Current Source of Title:

20220817 - 0093100

20220817 - 0093101

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the ___8th__ day of _August_____, 2022.

Kenneth E. Ball (SEAL)
Kenneth E. Ball

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

LASHONDA M. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Personally appeared before me, a Notary Public in and for said State and County, **Kenneth E. Ball** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this __8th___ day of _August_____, 2022.

Lashonda M. Jones
Notary Public
My commission expires: 9-2-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenneth E. Ball
(Affiant)

LASHONDA M. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Sworn to and subscribed before me this
__8th__ day of August_____, 2022.

Lashonda M. Jones
Notary Public
My commission expires: 9-2-2024