Name and Address of New Owner:
Reginald H. General
25031 Chambley Dr.
Southfield, MI 48034
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 904434 DEEDQC
08/17/2022 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093231

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

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, **Tawana Rogers,** "the Grantor," convey and quitclaim any interest they have unto **Reginald H. General,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 72 on the Plan of Valley View Subdivision, Section 2, as of record in Book 2330, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 60 feet on the easterly margin of 38th Avenue North and runs back 121.69 feet on the north and 121.16 feet on the south to a dead line in the rear which measures 60 feet thereon.

Being the same property conveyed to Tawana Rogers by Quitclaim Deed from Reginald H. General recorded on July 20th, 2022 of record as Instrument No 20220720-0083321 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reginald H. General and now deceased wife Joan General by Warranty Deed from Dorothy M. Sisco, recorded on October 15, 1975, of record in Book 4961, Page 504, Register's Office for 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of August, 2022.

_____(SEAL)
Tawana Rogers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Tawana Rogers, 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 15th day of August, 2022.

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

_____
Notary Public
My commission expires: 3/3/26

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.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of August, 2022.

_____
Notary Public
My commission expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

File # 2022-4087-?

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/15/22 (date of document).

Affiant Signature

8/15/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

