Karen Johnson Davidson County
Batch# 912454 DEEDQC
09/02/2022 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220902-0099438

Name and Address of New Owner:
Ronald Myers
1315 Bell Grimes Lane
Nashville, TN 37207

Send Tax Bills To:
Ronald Myers
1315 Bell Grimes Lane
Nashville, TN 37207

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 41-7-55

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, **Ronald W. Myers, an unmarried man**"the Grantor," convey and quitclaim unto **Ronald W. Myers, an unmarried man and Dorthea Walker, married, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 488 on the plan of Bellshire Estates, Section B, of record in Book 2331, Page 128, Register's Office for Davidson County. Beginning at a point in the south margin of Bell Grimes Lane, at the corner of Lots 487 and 488. Thence with the line between lots 486 and 488, southeastly 129.7 feet to the line of Lot 461; thence along line of said lot and Lot 463 northeasterly 180 feet to a corner of Lot 464: thence with line between lots 464 and 488, northeasterly 131 feet to a corner of Lot 466; thence with line between 466 and 488, northerly 93.7 feet to the south margin of Bell Grimes Lane, thence with the margin of the same, westerly 254.6 feet to the beginning.
>
> Easement for Sanitary Sewers, Storm Drainage, Water mains and appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6226, Pages 335 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed to Lisa Darlene Miller from James Floyd Reed and wife Connie Reed of record in Deed Book 10602, Page 227, in the Register's Office for Davidson County, Tennessee. The said Lisa Darlene Miller having since died testate on August 19, 2006 devising her Estate to her parents, Robert Miller and Juanita Williamson, Said Last Will and Testament in filed in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 061450.

Being the same property conveyed to Ronald W. Myers and Phyllis Myers by Warranty Deed from Juanita Williamson and Robert Miller, as Devisees under the Will of Lisa Darlene Miller and Juanita Williamson as Personal Representative of said Estate of record in Instrument No. 20070105-0002205. The said Phyllis Myers having since died on August 8, 2013 per Certificate of Death, State of Tennessee Office of Vital Records leaving Ronald W. Myers as surviving tenant by the entirety.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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 2nd day of September, 2022.

Ronald W. Myers (SEAL)
Ronald W. Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2022, before me personally appeared Roanld W Myers, 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, at office in Nashville, this 2nd day of September 2022.

M.R. Schodroski
Notary Signature

Printed Name: M.R. Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 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.

M.R. Schodroski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2 day of September, 2022.

Notary Signature
My commission expires:

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Christian Wilbert, 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 9/2/2022 (date of document).

Affiant Signature

9/2/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2024

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2024