Karen Johnson Davidson County
Batch# 915895 DEEDQC
09/13/2022 10:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220913-0102142

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 770455

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Evaline P. Dennis and Tracy Dennis	Evaline P. Dennis and Tracy Dennis	059 10 0 1118.0
4036 Ames Drive	4036 Ames Drive	
Nashville, TN 37218	Nashville, TN 37218	

QUITCLAIM DEED

Exempt Pursuant to TCA 67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, EVELYN P. DENNIS also known as EVALINE P. DENNIS, surviving spouse of WILLIAM H. DENNIS, deceased, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto EVALINE P. DENNIS, a widow and TRACY DENNIS, a single woman, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 4036 Ames Drive, Nashville, TN 37218, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Haynes Estates, Section 2, as of record in book 4175, page 13, Register's Office for said County.

Said Lot No. 50 fronts 76 feet on the easterly side of Ames Drive and runs back between parallel lines 135.15 feet to a line in the rear on which it measures 76 feet.

Tax ID No.: 059 10 0 1118.0

BEING the same property conveyed to William H. Dennis and wife, Evelyn P. Dennis, by Deed dated January 8, 1969 and recorded January 9, 1969, in Book 4302 and Page 858, in the Office of the County Register of Deeds of Davidson County, State of Tennessee. The said William H.

Dennis having departed this life of or about March 16, 2017 thereby vesting title to such property to Evelyn P. Dennis, his surviving spouse by operation of law.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4036 Ames Drive, Nashville, TN 37218.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of August, 2022. Evelyn P. Dennis also known as

Evaline P. Dennis

EVELYN P. DENNIS also known as
EVALINE P. DENNIS.

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that EVELYN P. DENNIS also known as EVALINE P. DENNIS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26th day of August, 2022.

Marcy Burridge
Notary Public
My Commission expires: 09/08/2025

MARCY BURRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

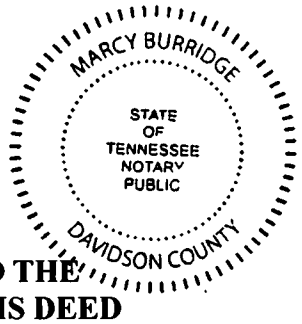
We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

EVALINE P. DENNIS

TRACY DENNIS

Subscribed and sworn to before me this 26th day of August, 2022.

Notary Public
My Commission expires: 09/08/2025



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Nicole Ball, 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 08/26/2022 (date of document).

Affiant Signature

09/13/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13th day of September, 2022.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL