Karen Johnson Davidson County
Batch# 932817 DEEDQC
10/21/2022 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221021-0114981

Name and Address of New Owner:
And Send Tax Bills To:
Janie Reed Anthony
2742 Combs Drive
Nashville, TN 37207

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122

Map & Parcel No: 060-13-0-144.00

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, **Janie Reed Anthony, a married woman** (formerly known as Janie Reed), "the Grantor," convey and quitclaim unto **Janie Reed Anthony, a married woman and Eolanda T. Reynolds, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 13th Civil District Annexed (formerly 12th Civil District) Davidson County, Tennessee, being Lot No. 166 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more particular description.

Being the same property conveyed to Nancy C. Reynolds by Cash deed from James T. Lynn, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 4877, page 457, Register's Office for Davidson County, Tennessee, dated December 11, 1974 and recorded on December 27, 1974. Said to Nancy C. Reynolds died on or about January 05, 2002, Reference is made to Probate Docket Number 02P-1754, in the Seventh Circuit for Davidson County, Tennessee, Probate Division.

Being a portion of the same property conveyed to Robert L. Reynolds, Jr. 1/6, Janie R. Reed 1/6, Stephany D. Sutton 1/6, Johnny O. Reynolds 1/6, Rachel N. Grant 1/6, and Latonia Collier-Lowe and Corey Collier 1/6 (at law the only heirs of Doris C. Moore) by Executor's Quitclaim deed from Stephany D. Sutton and Janie R. Reed as the Co-Executrixes of the Estate Nancy C. Reynolds of record in Instrument No. 20030723-0102994 Register's Office for Davidson County, Tennessee, dated November 20, 2002 and recorded on July 23, 2003.

Being the same property conveyed to Janie Reed, unmarried by Quitclaim deed from Robert L. Reynolds and wife Mary G. Reynolds of record in Instrument No. 20040220-0019971 Register's Office for Davidson County, Tennessee, dated February 02, 2004 and recorded on February 20, 2004.

Being the same property conveyed to Janie Reed, unmarried by Quitclaim deed from Stephany D. Sutton, unmarried of record in Instrument No. 20040220-0019972 Register's Office for Davidson County, Tennessee, dated January 28, 2004 and recorded on February 20, 2004.

Being the same property conveyed to Janie Reed, unmarried by Quitclaim deed from Johnny O. Reynolds, unmarried of record in Instrument No. 20040220-0019973 Register's Office for Davidson County, Tennessee, dated January 28, 2004 and recorded on February 20, 2004.

Being the same property conveyed to Janie Reed, unmarried by Quitclaim deed from Rachel N. Grant, unmarried of record in Instrument No. 20040220-0019974 Register's Office for Davidson County, Tennessee, dated January 28, 2004 and recorded on February 20, 2004.

Being the same property conveyed to Janie Reed, unmarried by Quitclaim deed from Latonia Collier-Lowe, unmarried of record in Instrument No. 20040220-0019975 Register's Office for Davidson County, Tennessee, dated January 28, 2004 and recorded on February 20, 2004.

Being the same property conveyed to Janie Reed, unmarried by Quitclaim deed from Corey Collier, unmarried of record in Instrument No. 20040220-0019976 Register's Office for Davidson County, Tennessee, dated January 28, 2004 and recorded on February 20, 2004.

The said Janie Reed, unmarried, has since married. Her spouse Charles Anthony, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property. Janie Reed now known as Janie Reed Anthony, a married woman.

Being also known as 2742 Combs Drive, Nashville, TN 37207.

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 17th day of October, 2022.

Janie Reed Anthony

Janie Reed Anthony

Charles Anthony

Charles Anthony

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of October, 2022, before me personally appeared Janie Reed Anthony and Charles Anthony 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 17th day of October, 2022.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
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.

LaKesha Hallmon

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 17th day of October, 2022.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/17/2022.

Affiant Signature

10/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/21/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON