QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TN, COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$10.00~~.

Samuel Wayne Etheridge
Affiant

Subscribed and sworn to me on 24 Oct., 2022

STARLA SCROGGINS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 04-10-2023 HAMILTON COUNTY

Starla Scroggins
NOTARY PUBLIC

My Commission Expires: 04/10/2023

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Samuel Wayne Etheridge 3448 Cobble St. Nashville, TN 37211	Same as new owner	172-12-0-B-324.00CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that SAMUEL WAYNE ETHERIDGE, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto SAMUEL WAYNE ETHERIDGE, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 539 on the Plat of Bradford Hills, Section Thirteen, of record in Book 7900, Page 6; Amended in Book 7900, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to E. Gayle Jenkins by Warranty Deed from Claridge Builders, Inc. of record in Book 9485, Page 472, in the Register's Office of Davidson County, Tennessee, dated September 29, 1994 and recorded October 5, 1994. The said Evelyn Gayle Jenkins having since passed October 28, 2013, testate, leaving to Marion Keith Jenkins by her Last Will and Testament filed in Circuit Court of Davidson County, Tennessee in Docket No. 14P1136. The said Marion Keith Jenkins having since passed January 16, 2021, testate, leaving to Samuel Wayne Etheridge by his Last Will and Testament filed in Circuit Court of Davidson County, Tennessee in Docket No. 21P1023.
>
> This is improved property, known as 3448 Cobble St. Nashville, TN 37211

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 24 Oct., 2022

Karen Johnson Davidson County
Batch# 935027 **DEEDQC**
10/28/2022 09:35:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221028-0116662

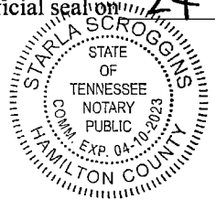
Samuel Wayne Etheridge

STATE OF TN

COUNTY OF Hamilton

On 24 Oct., 2022, before me personally appeared SAMUEL WAYNE ETHERIDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 24 Oct., 2022.



Starla Scroggins
NOTARY PUBLIC

My Commission Expires: 04/10/2023