Karen Johnson Davidson County
Batch# 941103 DEEDQC
11/14/2022 03:56:35 PM 2 pgs
Fees: $13.00 Taxes: $18.50
20221114-0121517

This Instrument Prepared By:
Joe Weyant, Attorney
1317 16th Avenue South
P.O. Box 120656
Nashville, TN 37212

QUIT CLAIM DEED

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt and legal sufficiency of which is hereby acknowledged, CHARLENE COPLEN, GRANTOR, has this day quitclaimed and does hereby transfer and convey unto RAY HACKNEY, GRANTEE, and to his successors and assigns forever, all GRANTOR'S right, title, and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Being Lot No. 10 on the Map of the Richmond Addition, as of record in Book 974, Page 19, Register's Office for said County. Said Lot No. 10 fronts 50 feet on the northerly side of West Eastland Avenue, formerly Cleveland Street, and runs back between parallel lines, 130 feet to a dead line.

This being the same property conveyed to the deceased George E. Gibson and Wife, Bessie L. Gibson, by Deed, dated April 25, 1966, of record in Book 4011, Page 418, Register's Office of Davidson County, Tennessee.

This further being the same property conveyed to the Grantor, by virtue of that certain Affidavit of Heirship, dated October 27, 2022, and of record at Volume 20221114-0121514 Page 418, Register's Office of Davidson County, Tennessee. **Map and Parcel No. 082 / 08 / 0 / 114.00.**

GRANTOR transfers all of GRANTOR'S right, title, and interest in said real estate, and any and all improvements thereon, unto the GRANTEE, RAY HACKNEY, in fee simple, his heirs and assigns forever.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this Quitclaim deed of realty on this the 31st day of October, 2022.

CHARLENE COPLEN

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, CHARLENE COPLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and as her own free act and deed.

Witness my hand, at office, this 27th day of October, 2022.

NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 7-3-2023

NAME AND ADDRESS OF OWNER:

Mr. Ray Hackney
P.O. Box 160325
Nashville, Tennessee 37216

PERSON RESPONSIBLE FOR TAXES:

SAME/ OWNER

STATE OF TENNESSEE
DAVIDSON COUNTY

I or we swear or affirm that the actual consideration of the transfer or the value of the property transferred, whichever is greater, is **$5,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to, and subscribed before me, this the 27th day of October, 2022.

NOTARY PUBLIC/ OFFICIAL

DORIS WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 5,000.00
, Affiant
Subscribed and sworn before me this the
14 **Day of** NOV, 2022.
A. Hayes, **Deputy Register**