Karen Johnson Davidson County
Batch# 944158 DEEDQC
11/22/2022 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221122-0123773

Name and Address of New Owner:
And Send Tax Bills To:
Mable P. Jordan
2905 Glenmeade Drive
Nashville, TN 37216

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

Map & Parcel No: 072-11-0-046.00

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, **Mabel Pearline Jordan,** "the Grantor," convey and quitclaim unto **Mable P. Jordan, a single woman, and Veneda Jordan, a single woman, tenants in common** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Part of Lot 16, Plan of Glenmeade Subdivision as shown on plat of record in Plat Book 974 Page 32 in the Register's Office of DAVIDSON County, Tennessee

BEING the same property conveyed by Warranty Deed from Carsie Kemp and wife, Daphene C. Kemp to Arthur Jordan, Jr. and wife, Mabel Pearline Jordan, recorded July 24, 1962, as Book 3406 Page 83 in Davidson County, Tennessee Register of Deeds.

Arthur Jordan Jr. died on or about March 31, 2021 thereby vesting title in Mabel Pearline Jordan by reason of their tenancy by the entirety.

Commonly Known As: 2905 Glenmeade Drive, Nashville, TN 37216

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 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 16 day of November, 2022.

Mabel Pearline Jordan by Veneda Jordan her Attorney in Fact (SEAL)
Mabel Pearline Jordan by Veneda Jordan her Attorney in Fact

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Veneda Jordan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Mabel Pearline Jordan (aka Mabel P Jordan) for the purposes therein contained, by virtue of a Power of attorney filed in Instrument 202211220123772, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 16 day of November, 2022.

Notary Signature
My commission expires: 11/5/25

JOHN B. GREGORY NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording 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.

Affiant

STATE OF TENNESSEE
COUNTY OF Montgomery

Sworn to and subscribed before me this 16 day of November, 2022.

Notary Signature
My commission expires: 8/15/2026

VICTORIA CAMARENA STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY 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 11/16/2022.

Affiant Signature

11/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/21/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON