Karen Johnson Davidson County
Batch# 952218 DEEDQC
12/15/2022 02:25:11 PM 2 pgs
Fees: $13.00 Taxes: $37.00
20221215-0130104

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, ANDREW CORDER, 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 William J. Corder and Wife, Christine O. Corder, 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 12-14-2020, 2022, and of record at Volume 20221116-0121514 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 14 day of Dec., 2022.

Andrew J Corder

ANDREW CORDER

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 Davidson)

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

Witness my hand, at office, this 14 day of December, 2022.

Tareka A Robinson
NOTARY PUBLIC STATE OF TENNESSEE

TAREKA A. ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/25/2025

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 **$10,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Andrew J. Corder
AFFIANT

Sworn to, and subscribed before me, this the 14 day of December, 2022.

Tareka A Robinson
NOTARY PUBLIC/ OFFICIAL

TAREKA A. ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY