Karen Johnson Davidson County
Batch# 956036 DEEDQC
12/29/2022 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221229-0133490

Name and Address of New Owner and Send Tax Bills To:

Jonathan David Grainger
403 North Cameron Court
Hermitage TN 37076

This Instrument Prepared By and Return to:
Michal Durakiewicz
725 Cool Springs Blvd., Suite 600
Franklin, TN 37067

Map and Parcel: 064110^a02000CO

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, **Falyn Joan Grainger,** "the Grantor," convey and quitclaim and interest unto **Jonathan David Grainger,** "the Grantee," the following described real estate

Land in Davidson County, being described as follows:
Being Lot No.20, on the Plan of Caleb Chase, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Pages 821-822, Register's Office for Davidson County Tennessee.

Being the same property conveyed To Falyn Joan Grainger and Jonathan David Grainger by Deed of record as Instrument No 20191014-0105213, said Register's Office.

Pursuant to a Divorce Decree in the 4th Civil District of Davidson County, Tennessee known as Docket Np 22D87.

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 20th day of DECEMBER, 2022.

Falyn Joan Grainger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Falyn Joan Grainger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of December 2022.

ARIEL HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9, 2026

Notary Public
My commission expires: 05/09/2026

AFFIDAVIT OF VALUE

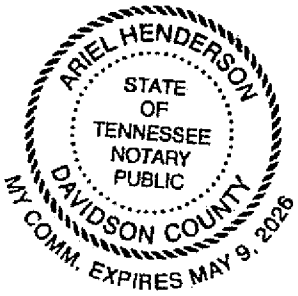
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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.

(Affiant)

Sworn to and subscribed before me this
20th day of DECEMBER 2022.

Notary Public
My commission expires: 05/09/2026



Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 12 20 22 (date of document).

Regina Sullo
Affiant Signature

12 . 29 . 22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of December, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

