Name and Address of New Owner:
Samuel and Kaitlin Grayson
5211A Indiana Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 960905 DEEDQC
01/13/2023 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230113-0002986

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-11-0-457.00

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, **Samuel T. Grayson,** "the Grantor," convey and quitclaim any interest they have unto **Samuel T. Grayson and Kaitlin Grayson, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
> Land in Davidson County, Tennessee, being Lot No. 1122, Block 158 on the Plan of No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 & 75, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Samuel T. Grayson by QuitClaim Deed from David J. Grayson, recorded on April 18, 2018 and of record in Instrument No. 20180418-0036386, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to David J. Grayson and Samuel T. Grayson, by deed of record in Instrument No. 20171103-0113077, said Register's Office.
>
> This QuitClaim Deed was prepared based upon information provided by the parties.

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 13th day of January, 2023.

_____(SEAL)
Samuel T. Grayson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Samuel T. Grayson, 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 13th day of January 2023.

_____
Notary Public
My commission expires: 5-9-26

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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, 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 13th day of January 2023.

_____
Notary Public
My commission expires: 5-9-26

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2023-5598

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/13/23 (date of document).

Regina Sullo
Affiant Signature

1/13/23
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of January, 2023.

Notary's Signature

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

MY COMMISSION EXPIRES: 3/3/26