QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 970695 DEEDQC
02/14/2023 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230214-0010775

WG-AFF-QCD-472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Frank T. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank T Green and wife, Pamela May Green		
(NAME)	(NAME)	**16008003400**
395 Barrywood Dr,	**Same**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK T GREEN, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FRANK T GREEN AND WIFE, PAMELA MAY GREEN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 63 on the Plan of Brentview Hills of record in Book 3300, Page 43 and 44 and amended in Book 3830, Page 864, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tommie L. Bell, unmarried and Frank T. Green, married by Quitclaim Deed from Tommie L. Bell, a widow and unmarried in Instrument Number 20140903-0080429 in the Register's Office for Davidson County, Tennessee.

The said Tommie L. Bell having since died intestate on June 18, 2022. Her interest passing at death to her sole surviving heir-at-law as evidenced by affidavit of heirship of record in Instrument Number –202302140010774– in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **472 Broadwell Dr, Nashville, Tennessee 37220**.

Witness my/our hand(s) this the 7th day of February, 2023.

Frank T. Green

Frank T Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK T GREEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 02/07/2023 (date of document).

Affiant Signature

Date 02/07/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 07 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026