Name and Address of New Owner:
Blair Wesley Monroe
3817 Saunders Avenue
Nashville, TN 37216

Send Tax Bills To:
Blair Wesley Monroe
3817 Saunders Avenue
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 971919 DEEDQC
02/17/2023 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230217-0011734

This Instrument Prepared By:

Tennessee Title Services LLC-Murfreesboro
720A South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 033 03 0B 124.00

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, **Blair Wesley Monroe, an unmarried man,** "the Grantor," convey and quitclaim unto **Blair Wesley Monroe, an unmarried man and Claire S. Henry, an unmarried woman, as joint tenants** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Dry Creek Farms, Phase 3, of record in Plat Instrument No. 20070221-0021236, as Corrected in Instrument No. 20070411-0043542, Register's Office for said county, to which reference is hereby made for a more complete and accurate description of said lot..00.

BEING the same property conveyed to Blair Wesley Monroe, an unmarried man by deed from Caleb J. Dossman of record in Book/Record Book/Deed Book/Volume_____, Page _____, or Instrument # 202302170011732 Register's Office for Davidson County, TN.

Commonly Known As: 167 Ivy Hill Lane, Goodlettsville, TN 37072

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 16th day of February, 2023.

_____(SEAL)
Blair Wesley Monroe

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

On this 16th day of February, 2023, before me personally appeared Blair Wesley Monroe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of February, 2023.

_____
Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

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

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFO~~RD Williamson

Sworn to and subscribed before me this 16th day of February, 2023.

_____
Notary Signature
My commission expires:
5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 2/16/2023.

Affiant Signature

2/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/17/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON