QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 983597 DEEDQC
03/23/2023 10:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230323-0021058

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23591349

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **John M. Peet**
Address of New Owner(s): **1702 Lischey Avenue, Nashville, TN 37207**

Property ID NUMBER: **071 12 0 006.00**

THIS INDENTURE, made and entered into this 27 day of Feb, 20 23, by and between **John M. Peet, a single person, and Bruce M. Peet, a married person,** GRANTOR, and **John M. Peet, a single person,** GRANTEE,

72956927-8498060

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50.0 FEET OF LOT NO. 7 OF TRINITY HEIGHTS PLAN IN THE 7TH DISTRICT, OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

For Informational Purposes Only:

Being the same property conveyed to John M. Peet, an unmarried man and Bruce M. Peet, a married man, by deed dated January 12, 2017 of record in Deed Instrument/Case No. 20170118-0005146, in the County Clerk's Office.

TMS: 071 12 0 006.00

Property Address: 1702 Lischey Avenue, Nashville, TN 37207

This conveyance is subject to 2023 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 72956927 QC101 01 0505

WITNESS the signature of the said party of the first part the day and year first above written.

Bruce M. Peet

STATE OF KY

COUNTY OF Fayette

Acknowledgement

On this 17 day of February, 2023, before me personally appeared **Bruce M. Peet**, 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 and seal, this 17 day of February, 2023

Signature of Notary Public

OFFICIAL SEAL
LAUREN GOODHART
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 8/3/2024
Commission # KYNP10369

MCD 72956927 QC101 01 0505

WITNESS the signature of the said party of the first part the day and year first above written.

John M. Peet

STATE OF TN

COUNTY OF Davidson **Acknowledgement**

On this 23 day of Feb, 2023, before me personally appeared **John M. Peet**, 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 and seal, this 27 day of Feb 2023.

Signature of Notary Public

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MCD 72956927 QC101 01 0505

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, 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. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), § 67-4-409(a)(3)(B).**

John M. Feet

Subscribed and sworn to before me this 23 day of Feb 2023.

Notary Public Signature
My commission expires: 2/16/24

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MCD 72956927 QC101 01 0505

Tennessee Certification of Electronic Document

I, Sam Rider, 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 2/27/2023 (date of document).

Affiant Signature

Mar 1, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 01 day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE