Karen Johnson Davidson County
Batch# 985695 DEEDQC
03/28/2023 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230328-0022620

Name and Address of New Owner:
Denise Story
2820 Creekview Dr Nashville TN 37217

Send Tax Bills To:
Same

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

Map & Parcel No: 15001021900

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, **Denise Simpson NKA Denise Story,** "the Grantor," convey and quitclaim any interest they have unto **Denise Story and spouse, James D Story,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being Lot No 674 on the Plan of Edge-o-Lakes Estates Section 16 of record in Plat Book 4175, page 157, Register's office for Davidson County to which reference is made for a more complate description.
>
> Being the same proeprty conveyed to Denise Simpson by deed of record as Instrument No 20130604-0056311, said Register's Office.
>
> The purpose of this quitclaim is to add the spouse and add new last name.

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 28th day of March, 2023.

Denise Simpson Story (SEAL)
Denise Simpson Story

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Denise Simpson Story, 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 28th day of March, 2023.

Notary Public
My commission expires: 3/3/25

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
28th day of March, 2023.

Notary Public
My commission expires: 3/3/25

File # 2022-5445-RS

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 3/28/23 (date of document).

Regina Sullo
Affiant Signature

3/28/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

