Karen Johnson Davidson County
Batch# 995760 DEEDQC
04/24/2023 04:00:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230424-0030171

Recordation Requested By/Return to:
STEWART TITLE - ASSUMPTIONS
500 N BROADWAY STE 900
SAINT LOUIS, MO 63102
File No. WFRASM23563886

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
APRIL N. ERWIN	APRIL N. ERWIN	084 13 0 002.00
100 GRAEME DRIVE NASHVILLE, TN 37214	100 GRAEME DRIVE NASHVILLE, TN 37214	

Executed this 19th day of April 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **APRIL N. ERWIN, A SINGLE PERSON, WHOSE ADDRESS IS 100 GRAEME DRIVE, NASHVILLE, TN 37214 AND TAYLOR RYAN DALTON, A SINGLE PERSON, WHOSE ADDRESS IS 109 CLAUDIA DRIVE, OLD HICKORY, TN 37138**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **APRIL N. ERWIN, A SINGLE PERSON** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

The land with all the buildings and improvements thereon, situated at 100 Graeme Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows, to-wit;

Being Lot Number 139 on the Map of Donelson Hills Subdivision, as of record in Book 2331, page 22, Register's Office for said County.

Said Lot Number 139 fronts 35.07 feet on the northwesterly side of Graeme Drive, and runs back 472.3 feet on the northerly line and 378.2 feet on the southerly line, to a dead line, called T.C Railroad on which it extends 403.5 feet.

Being the same premises conveyed to April N. Erwin and Taylor Ryan Dalton, as tenants in common with right of survivorship from Leslie M. Bowden and Earline Bowden, married by Deed dated 3/27/2020, and recorded on 3/30/2020, as Instrument No. 20200330-0033917, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 100 GRAEME DRIVE, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of April, 2023.

APRIL N. ERWIN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Anne Collins of the state and county mentioned, personally appeared **APRIL N. ERWIN,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Anne Collins
My Commission Expires: 11-6-2023

202304240030171

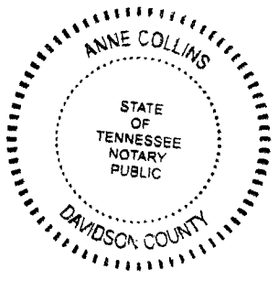
Witness my hand this 19th day of April, 2023.

TAYLOR RYAN DALTON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Anne Collins of the state and county mentioned, personally appeared **TAYLOR RYAN DALTON** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)



Notary Public
Printed Name: Anne Collins
My Commission Expires: 11-6-2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $____0.00.

Cheri Hackethal

Affiant Cheri Hackethal

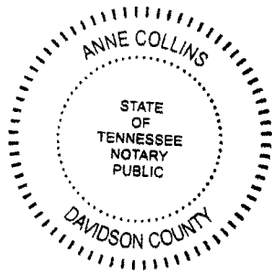
STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 19th day of April, 2023.

Notary Public

My commission expires: 11-6-2023



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 084 (BOOK) - 13 (MAP) - 002.00 (PARCEL) - ____ (SPLIT LETTER)

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
Taylor Ryan Dalton and April N. Erwin
109 Claudia Drive
Old Hickory, TN 37138

3. (a) BUYER'S NAME AND ADDRESS:
April N. Erwin
100 Graeme Drive
Nashville, TN 37214

(b) Are the Buyer and Seller related? Yes ☒ No ☐
If Yes, state relationship: Siblings

4. ADDRESS OF PROPERTY:
100 Graeme Drive, Nashville, TN 37214

5. MAIL TAX BILL TO:
April N. Erwin
100 Graeme Drive
Nashville, TN 37214

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: ____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE: $** _____ **00**

12. DATE OF SALE (Numeric Digits): 04/23 (Month / Year)

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: **$** _____ **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☒ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ **00** **AND**

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Annette Paullette/Stewart Title Agent
500 N. Broadway, Ste. 900
St. Louis, MO 63102 Phone 314-236-6579

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
The Legal Description is attached.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent Annette Paullette
State of Missouri, County of St. Louis City
Subscribed and sworn to before me on this 21 day of April 2023
Notary Public Darren W. Watt
Notary Expiration Date 7/12/2026

Signature of Buyer/Agent Annette Paullette
State of Missouri, County of St. Louis City
Subscribed and sworn to before me on this 21 day of April 2023
Notary Public Darren W. Watt
Notary Expiration Date 7/12/2026

DARREN W. WATT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Jul. 12, 2026
Commission #22966804

DARREN W. WATT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Jul. 12, 2026
Commission #22966804

EXHIBIT "A"

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Parcel Number: 084 13 0 002.00

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 April 19, 2023 (date of document).

Cheri Hackethal
Affiant Signature

April 19, 2023
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 19th day of April, 2023.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097