QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1006383 DEEDQC
05/23/2023 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230523-0038694

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22579510

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Jarmaine Lydell Betts, Trustee**
Address of New Owner(s): **1929 Pinehurst Drive, Nashville, TN 37216**

Property ID NUMBER: 072 12 0 316.00

THIS INDENTURE, made and entered into this 27th day of March, 2023, by and between **Jarmaine L. Betts,** party of the first part, and **Jarmaine Lydell Betts, Trustee of The JLB Revocable Trust dated March 9th, 2022,** party of the second part,

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:

BEING LOT NO. 52 ON THE PLAN OF RIVERWOOD HEIGHTS, SECTION 8, AS OF RECORD IN BOOK 3842, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

For Information Purposes Only:

Being the same property conveyed to Jarmaine Lydell Betts, Trustee of The JLB Revocable Trust dated March 9th, 2022, by deed dated March 9, 2022 of record in Deed Instrument/Case No. 20220317-0030916, in the County Clerk's Office.

Property Address: 1929 Pinehurst Drive, Nashville, TN 37216

This conveyance is subject to 2022 Davidson County, City of Nashville 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.

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

Jarmaine L. Betts

Jarmaine L. Betts

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 27 day of March, 2023, before me personally appeared Jarmaine L. Betts, 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 27th day of March, 2023

Deborah Gaunt

Signature of Notary Public

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

MCD 72587226 QC101 01 0106

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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 **$364,000.00** 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 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00, exempt, § 66-5-209(3) transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.**

Affiant

Subscribed and sworn to before me this 27th day of March 2023.

Notary Public Signature
My commission expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

MCD 72587226 QC101 01 0106

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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 8/6/2022 (date of document).

Affiant Signature

Mar 29, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 29 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