Name and Address of New Owner:
Chris Sizemore & Anthony Slaughter
913 11th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1007396 DEEDQC
05/25/2023 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230525-0039321

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

Map & Parcel No: 092-04-0-262

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, **Chris Sizemore, unmarried,** "the Grantor," convey and quitclaim unto **Chris Sizemore and Anthony Slaughter,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Johnson Bradford's Subdivision of Three Parts of Lot 158 of Judge John McNairy's Mansion House Tract, of record in Book 161, Page 146, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Chris Sizemore, unmarried by Warranty Deed from Aquila Properties, LLC, recorded on April 12, 2023 and of record as Instrument No. 20230412-0026828, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Aquila Properties, LLC, an Alabama limited liability company by Warranty Deed dated January 8, 2016 from Keith Eugene Price, an unmarried man, recorded January 11, 2016 in Instrument No. 20160111-0002784 in the Register's office.

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 11th day of April, 2023.

_____(SEAL)
Chris Sizemore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Chris Sizemore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person, the within named bargainor as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, this 11th day of April, 2023.



_____
Notary Signature

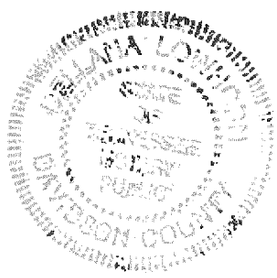
Printed Name: Dellana Lowhorn

My commission expires: 3/3/25

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 **$ 00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Agent



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of April, 2023.

_____
Notary Signature
My commission expires: 3/3/25

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 April 11, 2023 (date of document).

Regina Sullo
Affiant Signature

MAY 24, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 24 day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

