Name and Address of New Owner:
Amanda Metzel
572 Heritage Lane
Nashville, TN 37115

Send Tax Bills To:
Amanda Metzel
572 Heritage Lane
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 1030126 DEEDQC
07/24/2023 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0057018

This Instrument Prepared By:

University Title Agency
2701 Cambridge Court
106
Auburn Hills, MI 48326

Map & Parcel No: 042-07-0A-165-00

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, **Amanda Metzel, an unmarried person, and Lillian Metzel, an unmarried person,** "the Grantor," convey and quitclaim unto **Amanda Metzel, an unmarried person,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

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. 406, HERITAGE SQUARE, PHASE FOUR, OF RECORD IN PLAT BOOK 6250, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID:042 07 0A 165.00

Commonly known as 572 Heritage Lane, Nashville, TN 37115
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20141003-0091508 in the Register's Office of Davidson County, Tennessee.

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.

202307240057018

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 4th day of May, 2023.

_____(SEAL)
Amanda Metzel

_____(SEAL)
Lillian Metzel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2023, before me personally appeared Amanda Metzl, an unmarried person and Lillian Metzel, an unmarried person, 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, at office, this 4th day of May, 2023.

_____
Notary Signature
My commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

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 $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of May, 2023.

_____
Notary Signature
My commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

202307240057018

Tennessee Certification of Electronic Document

I, Jordan Wood, 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 09/04/2023 (date of document).

Affiant Signature

07/24/2023
Date

State of Michigan

County of OAKland

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

Notary's Signature

MY COMMISSION EXPIRES: 10-19-2024

NOTARY'S SEAL

TIFFANY L TOMASINO
Notary Public - State of Michigan
County of Oakland
My Commission Expires Oct 19, 2024
Acting in the County of _____