Karen Johnson Davidson County
Batch# 1030722 DEEDQC
07/26/2023 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230726-0057511

Name and Address of New Owner:
Russhell Polk
6433 Paddington Way
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 151090A05400CO

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, **Pernisha M. Alisworth, a single person** "the Grantors," convey and quitclaim unto **Russhell Polk, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 54, on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section 2, of record in Plat Book 9700, Page 638, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being a part of the same property conveyed to Russhell Polk, a single person and Pernisha M. Alisworth, a single person, as joint tenants from rights of survivorship by Warranty Deed from Billy G. Eads and Betty J. Eads husband and wife, dated October 1, 2020, of record in Instrument No. 20201030-0126550, said Register's Office, Davidson County, Tennessee.
>
> This is improved property known as 6433 Paddington Way, Antioch, TN 37013

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 18th day of May, 2022.

(SEAL)
Pernisha M. Alisworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2022, before me personally appeared **Pernisha M. Alisworth**, 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 18th day of May, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

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 $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

202307260057511

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7-26-23 (date of document).

Affiant Signature

7-26-23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

