Name and Address of New Owner:
Terra Mears & Janelle E. Mears
169 Scalf Drive
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 1040983 DEEDQC
08/22/2023 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230822-0065292

Send Tax Bills To:
Terra Mears & Janelle E. Mears
152 Nathan Forest Drive
Hendersonville, TN 37075

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

Map & Parcel No: 04310010900

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, **Terra Mears,** "the Grantor," convey and quitclaim unto **Terra Mears, married, and Janelle E. Mears, unmarried, as tenants in common with rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot #1 on the Mardalee Subdivision of Record in Instrument No. 20020328-0038222, in the Register of Deeds Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to The Irene L. Brandon Family Limited Partnership, a Tennessee limited liability partnership whose general partner is Irene L. Brandon, by Quitclaim Deed from Irene Brandon, a single person, recorded on December 7, 2006, of record in Instrument No. 20061207-0151262, Register's Office for Davidson County, TN. ***Irene L. Brandon was formerly the general partner and after modification and reorganization of the Irene L. Brandon Family Limited Partnership, Gary Andrew Woodward is now the general partner.***
>
> Being a portion of the same property conveyed to Terra Mears, by Warranty Deed from The Irene L. Brandon Family Limited Partnership, a Tennessee limited liability partnership whose general partner is Gary Andrew Woodward, recorded on October 20th, 2021, of record in Instrument No. 20211020-0140658, Register's Office for Davidson County, TN.
>
> This is improved property known as 169 Scalf Dr., Nashville, TN 37115.

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 22 day of FEBRUARY, 2022.

_____(SEAL)
Terra Mears

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Terra Mears** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of Feb, 2022.

_____
Notary Public
My commission expires: _____

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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.

KEVIN D. LILLEY
(Affiant)

Sworn to and subscribed before me this 22 day of Feb, 2022.

_____
Notary Public

My commission expires: _____

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

File # 2021-3625

Tennessee Certification of Electronic Document

I, Korla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 2/22/2022 (date of document).

Affiant Signature

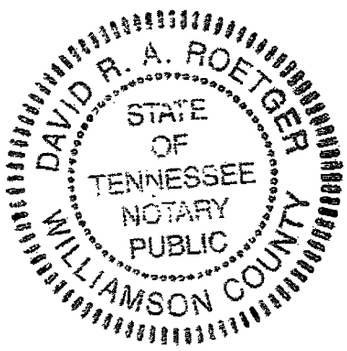
2/22/2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22ND day of FEBRUARY, 2022.



Notary Public

COMMISSION EXPIRES: 6.21.25