Karen Johnson Davidson County
Batch# 1054406 DEEDQC
09/27/2023 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230927-0075670

Name and Address of New Owner:
Send Tax Bills To:
Minnie L. Dangerfield and Ronald D. Furlow
1810 10th Avenue North
Nashville, TN 37208

This Instrument Prepared By:
Tennessee Title Service, LLC
547 N Mt Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

Map & Parcel No: 081-07-0-551.00

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, **Minnie L. Dangerfield**, "the Grantor," convey and quitclaim unto **Minnie L. Dangerfield, an unmarried woman, and Ronald D. Furlow, an unmarried man, joint tenants with expressed rights of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the north part of Lot No. 29, on the Map of the Subdivision of Lot No. 1, of the Woodland Plan of Lots called Maplegrove, sometimes called Valentino's Subdivision of Maplegrove, as of record in Book 57, Page 83, Register's Office of Davidson County, Tennessee, described as follows: Said part of Lot No. 29 fronts 25 1/3 feet on the easterly side of 10th Avenue and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Minnie L. Dangerfield, by Warranty Deed from Samuel L. Green and wife, Wanda W. Green, dated January 11, 2008 and recorded February 20, 2008 in Instrument No. 20080220-0016659, 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 GRANTEES, 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 21st day of September, 2023.

Minnie L. Dangerfield (SEAL)
Minnie L. Dangerfield

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of September, 2023, before me personally appeared Minnie L. Dangerfield 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 21st day of September, 2023.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires: 1/31/2027

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 $ **0.00** 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 21st day of September, 2023.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires: 1/31/2027

202309270075670

Certificate of Authenticity

I, Joshua A. Terry, 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 9/21/23.

Affiant Signature – Joshua A. Terry

9/26/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/26/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24