Name and Address of New Owner(s):
Andrew David Currey
700 Canton Pass
Madison, Tennessee 37115

Karen Johnson Davidson County
Batch# 1057946 DEEDQC
10/05/2023 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231005-0078422

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, Tennessee 37216

Map & Parcel No: 05212004600

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, **Erin Piper, an unmarried woman,** hereinafter called the Grantor, quitclaims unto **Andrew David Currey, an unmarried man,** hereinafter called the Grantee, all my title and interest, if any, to the following described real estate in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Marlin Meadows, Section II, as of record in Book 1835, page 127, R.O.D.C., Tennessee.

Beginning at a point in the southwesterly margin of Neely's Bend Road at the common corner of Lots 23 and 24; thence with the line between said lots 155.9 feet to a point; thence with the line between Lots 22 and 24 southwesterly 32.4 feet; thence with the line between Lots 24 and 25 southeasterly 147.16 feet to a point in the margin of Canton Pass; thence with same northeasterly 134.3 feet to the beginning of a curve; thence around said curve in a northwesterly direction 34.66 feet to a point in the margin of Neely's Bend Road; thence with same 114.3 feet to the point of beginning.

Being the same property conveyed to Erin Piper and Andrew David Currey, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Robert Wayne Douglas, Jr. and Anthony Dale Douglas, signed April 11, 2018 and recorded on April 20, 2018 in Instrument No. 20180420-0037253, Register's Office for Davidson County, Tennessee.

Being improved property also known as 700 Canton Pass, Madison, Tennessee 37115.

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 has executed this Quitclaim Deed on the 2nd day of October, 2023.

(SEAL)
Erin Piper

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, ERIN PIPER, the within named bargainer(s), 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 2nd day of October 2023.

Notary Public
My commission expires: _____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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.

(Affiant)

Sworn to and subscribed before me this 2nd day of October, 2023.

Notary Public
My commission expires: _____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10.2.23 .

Affiant Signature

10.2.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2 day of October, 2023.

Notary Signature

My Commission Expires: 5-9-26

