Karen Johnson Davidson County
Batch# 1064549 DEEDQC
10/24/2023 03:33:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231024-0083384

PREPARED BY:
Residential and Commercial Title
Daniel Wischhof, Attorney
124 Long Hollow Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $_____.

Virginia D

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24 DAY OF October 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Kenneth D. Davis, et ux
2160 Riverway Drive
Old Hickory, TN 37072

SEND TAX BILLS TO:

Same as New Owner

TAX MAP/PARCEL NO.

081-11-0-590.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Kenneth D. Davis, a married man,** by these presents do hereby quitclaim and convey unto **Kenneth Davis and wife, Virginia Davis** all of my right, title and interest in and to the following described parcel of land in **Davidson** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on a resubdivision of Lot 187 in McGavock Wetmore and Others Addition as of record in Book 3842, page 38, Register's Office for said County. Said Lot 2 fronts 46 feet on the Southwesterly side of 12th Avenue North, formerly Florence Street, and extends back at right angles and between parallel lines 154 feet to an alley in the rear.

Being the same property conveyed to Kenneth D. Davis, unmarried by Warranty deed from Charles Edward Roberts by Mary Ann Roberts, Atty-in-Fact, by virtue of Power of Attorney in Instrument 20030207-0017098, Register's Office for Davidson County, Tennessee and wife, Mary Ann Roberts of record in Instrument No. 20040106-0001769 Register's Office for Davidson County, Tennessee, dated December 15, 2003 and recorded on January 06, 2004.

This property is not a residence of the Grantor, spouse, or any dependent.

Kenneth D. Davis is same person as Kenneth Davis.

This is Improved Property Known As: 1715 12th Ave North, Nashville, TN 37208.

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is subject to taxes for the year 2023.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 24 day of October 2023.

Kenneth D. Davis

Kenneth D. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth D. Davis** and the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of October 2023.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

(SEAL) 7/9/2024

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 24 day of October, 2023.

Date: 10/24/2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 24 day of OCTOBER, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY