Karen Johnson Davidson County
Batch# 1065537 DEEDQC
10/27/2023 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231027-0084155

Name and Address of New Owner:
Logan Rhea and Britney Paige Rhea
303 Tamworth Dr.
Nashville, TN 37214

Send Tax Bills To:
Logan Rhea and Britney Paige Rhea
303 Tamworth Dr.
Nashville, TN 37214

This Instrument Prepared By:

CLOSED Nashville
278 Franklin Road #160
Brentwood, TN 37027

Map & Parcel No: 095-08-0-068.00

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, **Britney Paige Willson, a single woman,** "the Grantor," convey and quitclaim unto **Logan Rhea and Britney Paige Rhea, husband and wife** "the Grantee," all her interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Eva-Mor Heights, Section Two of record in Plat Book 1835, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 159 fronts 70 feet on the Northerly side of Tamworth Drive, and runs back between lines 123.74 feet on the West line and 160.61 feet on the East line, to a dead line, measuring 118 feet thereon.
>
> Being the same property conveyed to Britney Paige Wilson, a single woman by Warranty deed from James Bruce Jones Jr., a single man of record in Instrument No. 20210525-0070686, Register's Office for n Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021.
>
> Being also known as 303 Tamworth Drive Nashville, Tennessee 37214. Property address being provided for informational purpose only.

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 24th day of October, 2023.

Britney Paige Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2023, before me personally appeared Britney Paige Wilson, 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 24th day of October, 2023.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

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 24th day of October, 2023.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 21, 2021.

J. Carlton Drumwright

May 21, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 21, 2021.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY