Name and Address of New Owner:
Tristan Nelson and Kaya Bothe
232 Harrington Avenue
Madison, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1068135 DEEDQC
11/03/2023 08:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231103-0086131

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05201008600

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, **Tristan Nelson, a single man,** "the Grantor," convey and quitclaim unto **Tristan Nelson, a single man and Kaya Bothe, a single woman, as tenants in common,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 of Block "A" on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, 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. 34 fronts 50 feet on the Southerly side of Harrington Street and extends back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Tristan Nelson, a single man by Warranty Deed from Benjamin Charles Crabtree, an unmarried person, dated 9/21/2023 and filed of record in Instrument No20231103008612 9gister's Office for Davidson County, Tennessee.

Improved property known as: 232 Harrington Avenue, Madison, 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 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.

_____ (SEAL)
Tristan Nelson

STATE OF Vermont
COUNTY OF Chittenden

On this 21st day of September, 2023, before me personally appeared Tristan Nelson, 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.

_____
Notary Signature Michael Bissonnette
My commission expires: 01-31-2025

Michael Bissonnette
Notary Public,
State of Vermont
My Commission Expires January 31, 2025
My Commission No. 157.0006161

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-**, 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 22nd day of September, 2023.

_____
Notary Signature
My commission expires: 3/22/2026

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

202311030086131

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 (date of document).

Affiant Signature

9/21/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of Sept., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

