Name and Address of New Owner(s):
Charles Davis Trust
553 Siskin Place
Simi Valley, CA 93065

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: 063 16 0C 052.00

Karen Johnson Davidson County
Batch# 1077284 DEEDQC
12/01/2023 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231201-0092986

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, **Charles Davis, a single man,** hereinafter called the Grantor, quitclaims unto **Charles L. Davis, Trustee of the Charles L. Davis Trust,** 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 Unit No. 52 on the plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by Plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 20010703-0070299, of the Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Shellie N. Carr, unmarried, by Warranty Deed dated March 6, 2007, of record in Instrument No. 20070308-0029110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Davis by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, signed August 18, 2016, and recorded September 12, 2016 in Instrument No. 20160912-0095544, Register's Office for Davidson County, Tennessee.

This is improved property known as 5214 Southfork Blvd., Old Hickory, Tennessee 37138.

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 1 day of December, 2023.

Charles L Davis (SEAL)
Charles Davis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Charles Davis, 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 1 day of December, 2023.

Notary Public
My commission expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

Charles L Davis
(Affiant)

Sworn to and subscribed before me this 1 day of December, 2023.

Notary Public
My commission expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 12.1.23.

Affiant Signature

12.1.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of December, 2023.

Notary Signature

My Commission Expires: 5.9.24

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON