Karen Johnson
Batch # 1083970
12/20/2023 08:10:35 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231220-0097970

Name and Address of New Owner:
Eric W. Northern, Sr.
2106 12th Ave., N
Nashville, TN 37208

Send Tax Bills To:
Eric W. Northern, Sr.
2106 12th Ave., N
Nashville, TN 37208

This Instrument Prepared By:
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 081 03 0 228.00

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, **Eric W. Northern, Sr. and Thelma Northern, individually and as heirs-at-law of Eric W. Northern, Jr.,** "the Grantor," convey and quitclaim unto **Carla Ashlie Birts, married, and Crystal Nicole Northern, married,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 23 on the Plan of C.E. Raymond's Subdivision of Lot No. 22 Owen's Buena Vista Addition, as of record in Book 57, page 63, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eric W. Northern, Jr., unmarried, a one-third (1/3) undivided interest, Carla Ashlie Birts, married, a one-third (1/3) undivided interest and Crystal Nichole Northern, married, a one-third (1/3) undivided interest by Quitclaim Deed from Eric W. Northern, a single man, leaving him a life estate interest, dated January 13, 2021 and recorded on January 14, 2021 as Instrument Number 20210114-0006160, Register's Office for Davidson County, Tennessee.

Crystal Nichole Northern's name was erroneously spelt wrong on the previous deed. The corrected spelling is Crystal Nicole Northern, married.

Eric W. Northern, Jr is now deceased having died intestate on November 12, 2023. At the time of the death of Eric W. Northern, Jr. he was survived by two

parents, Eric W. Northern, Sr. and Thelma Northern, who were his only heirs-at-law pursuant to T.C.A. §31-2-104(b)(1).

Subject to a Life Estate interest retained by Eric W. Northern, aka Eric W. Northern, Sr.

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 18th day of December, 2023.

Eric W. Northern, Sr.

Eric W. Northern, Sr.

Thelma Northern

Thelma Northern

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18th day of December, 2023, before me personally appeared Eric W. Northern, Sr. and Thelma Northern, 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 18th day of December, 2023.

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Rachel Brown

Notary Signature
My commission expires: June 16, 2027

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

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 18th day of December, 2023.

Notary Signature
My commission expires: June 16, 2027