Karen Johnson Davidson County
Batch# 1084004 DEEDQC
12/20/2023 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231220-0098011

Name and Address of New Owner:
Brandon Devlin and Haley Devlin
1404 Winding Way
Nashville, TN 37216

Send Tax Bills To:
Same As Above

This Instrument Prepared By:
Becky A. Mead
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214

Map & Parcel No: 0610800610

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, **Albert Young and Alycia Young, husband and wife,** "the Grantor," convey and quitclaim unto **Brandon Devlin and Haley Devlin, husband and wife,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 1, Block 2, on the Plan of A.J. McGaughey's Hayboro Subdivision, of record in Book 547, pages 15 and 16, Register's Office of said County, to which Plat reference is hereby made for a mor complete and accurate description.
>
> Being the same property conveyed to Albert Young and Alycia Young, husband and wife by Warrnaty Deed from Blake Sennett and Darby Davis, husband and wife of record in Instrument No. 20220227-0022075 Register's Office for Davidson County, Tennessee, dated Janary 31, 2022 and recorded on February 28, 2022

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 executed this Quitclaim Deed on the ____ day of December, 2023.

_____(SEAL)
Albert Young

_____(SEAL)
Alycia Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2023, before me personally appeared Albert Young 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.

_____
Notary Signature
My commission expires: 3/9/27

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2023, before me personally appeared Alycia Young 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.

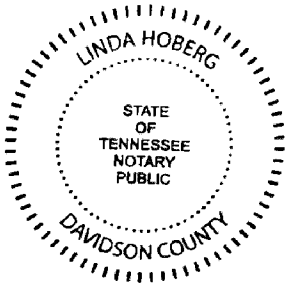
_____
Notary Signature
My commission expires: 3/9/27

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Becky A Mead



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Linda Hoberg
Notary Signature
My commission expires: 3/9/27

Tennessee Certification of Electronic Document

I, Becky A Mead, 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 December 18, 2023 (date of document).

Becky A Mead
Affiant Signature

December 18, 2023
Date

State of Tennessee

County of Rutherford

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

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY