Name and Address of New Owner and Send Tax Bills To:

Marilyn K Beasley
6725 Polo Drive
Cumming GA 30040

Karen Johnson Davidson County
Batch# 1085455 DEEDQC
12/22/2023 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231222-0099003

This Instrument Prepared By and Return to:
Bell Law Settlement Services, LLC
112 30th Ave N
Nashville TN 37203

Map and Parcel: 117-03-0 B 51 CO

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 **Steven C Kirby,** "the Grantor," convey and quitclaim and interest unto **Marilyn K Beasley** "the Grantee," the following described real estate

A certain condominium apartment in Davidson County, Tennessee, being Unit No D-4(Parcel 51) on the revised plan of The Villager, as of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven C Kirby by deed of record as Instrument No 20030110-0004832, said Register's Office

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 22nd day of December, 2023.

Steven C Kirby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Steven C Kirby, the within named bargainor, 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 22nd day of December, 2023.

Notary Public
My commission expires: 3/3/25

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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22 day of December 2023.

Notary Public
My commission expires: 3/3/25

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/22/23 (date of document).

Regina Sullo
Affiant Signature

December 22, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 22nd day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

