Name and Address of New Owner:
Laura Presnell
4941 Buena Vista Pike
Nashville, TN 37218

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1090874 DEEDQC
01/11/2024 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240111-0002533

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 059-00-0-039.02

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 **Clayton J. Curtis, unmarried man**, "the Grantor," convey and quitclaim unto **Laura Presnell, a single woman, as sole owner,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete highway monument at the intersection of the south margin of Briley Parkway and the west margin of Buena Vista Pike near the northeast corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 200210070121682. Starting with said concrete highway monument, thence S 24 degrees 17 minutes 19 seconds E 432.25 ft. to an iron rod (new) in the west margin of Buena Vista Pike, the southeast corner of Lot 1 and the northeast corner of Parcel 39.03 belonging to Katherine Perry, recorded as Instrument No. 200002250018626 and the point of beginning of Lot 1 and proceeding: 1) with the north line of Perry S 69 degrees 32 minutes 25 seconds W 235.20 ft. to an iron rod (old) located 24.13 ft. northwest of a fence corner and in the northeast line of Lot 3; thence; 2) with the northeast line of Lot 3 N 23 degrees 30 minutes 00 seconds W 100.21 ft. to an iron rod (new) the southwest corner of Lot 2, thence; 3) with the south line of Lot 2 N 69 degrees 47 minutes 17 seconds E 240.51 ft. to an iron rod (new) set in the west margin of Buena Vista Pike; thence; 4) with said Pike a curve to the right having an arch length of 99.03 ft., a radius of 3426.47 ft., a central angle of 01 degrees 39 minutes 21 seconds and a chord bearing and distance of S 20 degrees 27 minutes 48 seconds E 99.03 ft. to the point of beginning.

Being the same property conveyed to Clayton J. Curtis, unmarried, by Warranty Deed from Jerry W. Drake, Trustee or Sherry G. Drake, Trustee of The Jerry W. and Sherry G. Drake Revocable Trust, u/t/a dated November 6, 2007, in Instrument No. 20130301-0020918, dated February 26, 2013 and recorded March 1, 2013, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Clayton J. Curtis, unmarried, and Laura Presnell, unmarried woman, tenants in common with

right of survivorship, by Quitclaim Deed from Clayton J. Curtis, unmarried, dated November 17, 2021 and recorded November 23, 2021 in Instrument No. 20211123-0155566, Register's Office of Davidson County, Tennessee.

Being known as 4941 Buena Vista Pike, Nashville, Tennessee 37218.

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 5th day of January, 2024.

_____(SEAL)
Clayton J. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2024, before me personally appeared Clayton J. Curtis, 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 5th day of January, 2024.

_____
Notary Signature
My commission expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

_____

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of January, 2024.

_____
Notary Signature
My commission expires: 5.9.26

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 1-5-24.

Affiant Signature 1-5-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of January, 2024.

Notary Signature

My Commission Expires: 5-4-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON