Karen Johnson Davidson County
Batch# 1091343 DEEDQC
01/12/2024 03:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240112-0002916

PREPARED BY:
Residential and Commercial Title
Daniel Wischhof, Attorney
124 Long Hollow Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $_____.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 12 DAY OF January 2024.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/6/2027

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Team 9 Real Estate Solutions, LLC
PO Box 148673
Nashville, TN 37214-8673

SEND TAX BILLS TO:
Same as New Owner

TAX MAP/PARCEL NO:
059-14-0-165.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, **Kenneth D. Davis and wife, Virginia Ann Davis,** by these presents do hereby quitclaim and convey unto **Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company** all of my right, title and interest in and to the following described parcel of land in **Davidson** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Haynes Manor, Section One of record in Plat Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward Clayton Sims and wife, Anna Mary Sims by Warranty deed from William T. Haston and wife, Ruth J. Haston of record in Book 4512, page 677, Register's Office for Davidson County, Tennessee, dated June 11, 1971 and recorded on June 18, 1971.

Affidavit of Heirship recorded on October 11, 1994 in Book 9489 Page 979. Being the same property conveyed to Kenneth D. Davis by Quitclaim deed from Edward Clayton Sims Jr. of record in Instrument No. 20080520-0051686 Register's Office for Davidson County, Tennessee, dated May 06, 2008 and recorded on May 20, 2008.

Being the same property conveyed to Kenneth D. Davis and wife, Virginia Ann Davis, for the purpose of creating tenancy by the entirety by Quitclaim deed from Kenneth D. Davis, married of record in Instrument No. 20091106-0102685 Register's Office for Davidson County, Tennessee, dated November 03, 2009 and recorded on November 06, 2009.

This is Improved Property Known As 753 Bontemps Dr, Nashville, TN 37207.

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is subject to taxes for the year 2024.

Witness my hand and seal on this the 12TH day of JANUARY 2024.

Kenneth D. Davis

Virginia Ann Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth D. Davis and wife, Virginia Ann Davis** and the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of January 2024.

Notary Public

My Commission Expires: 7/9/2024

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 day of JANUARY, 2024.

Date: 1-12-2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 12 day of JANUARY, 2024.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY