Karen Johnson Davidson County
Batch # 1098089 DEEDQC
02/05/2024 02:30:18 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240205-0008061

Prepared By:
Hannah Puffer
133 Dodge Drive
Nashville, TN 37210

After Recording Return To:
133 Dodge Drive
Nashville, Tennessee 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Hannah Puffer, Affiant
Subscribed and sworn before me this the
5 Day of February, 2024.
Julia Rivera, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 20, 2024 THE GRANTOR(S),

- Elijah Longwell, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Hannah Puffer, a single person, residing at 133 Dodge Drive, Nashville, Davidson County, Tennessee 37210

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 119 03 0 032.00

Mail Tax Statements To:
Hannah Puffer
133 Dodge Drive
Nashville, Tennessee 37210

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Grantor Signatures:

DATED: 1-27-24

Elijah Longwell
212 Gayland Court
Nashville, Tennessee, 37210

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 27 day of January, 2024, before me personally appeared Elijah Longwell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Rodrigo Rivas
Notary Public

Notary
Title (and Rank)

My commission expires Rodrigo Rivas Commission Expires May 3, 2027

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: Hannah Puffer

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 119 03 0 032.00
Current Owner: PUFFER, HANNAH KATHARINE & LON
Mailing Address: 133 DODGE DR NASHVILLE, TN 37210
Zone: 1
Neighborhood: 3132

Location: 133 DODGE DR
Land Area: 0.26 Acres
Most Recent Sale Date: 08/25/2021
Most Recent Sale Price: $360,000
Deed Reference: 20210826-0115649
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2023
Land Value: $60,000
Improvement Value: $232,400
Total Appraisal Value: $292,400

Assessment Classification*: RES
Assessment Land: $15,000
Assessment Improvement: $58,100
Assessment Total: $73,100

LEGAL DESCRIPTION

LOT 3 CRESCENT HEIGHTS

IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type: SINGLE FAM
Year Built: 1956
Square Footage: 1,494
Number of Living Units: 1
Building Grade: C
Building Condition: Average

Rooms: 5
Beds: 2
Baths: 2
Half Bath: 0
Fixtures: 10

Exterior Wall: BRICK
Frame Type: RESD FRAME
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: ASPHALT



