QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24617149

Karen Johnson Davidson County
Batch# 1100981 DEEDQC
02/14/2024 09:24:30 AM 6 pgs
Fees: $33.00 Taxes: $710.40
20240214-0010200

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Teresa Dotts and Glenn Dotts**
Address of New Owner(s): **107 2nd Street, Old Hickory, TN 37138**

Property ID NUMBER: 06413006301

THIS INDENTURE, made and entered into this 31st day of January, 2024, by and between **Teresa Dotts, a married Woman, Cynthia J. Flatt, a married Woman and Clifton J. Judd III, a married Man,** party of the first part, and **Teresa Dotts** and **Glenn Dotts, Wife and Husband** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Old Hickory, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED 85 FEET WEST OF THE INTERSECTION OF SECOND STREET AND WOOD STREET IN THE SOUTHERLY MARGIN OF SECOND STREET AND RUNNING THENCE SOUTH 17° 15" EAST 150 FEET TO AN IRON PIN; THENCE SOUTH 70° 15' WEST 65 FEET TO AN IRON PIN IN AN ALLEY; THENCE NORTH 17° 15' WEST 150 FEET TO AN IRON PIN; THENCE NORTH 70° 15' EAST 65 FEET ALONG THE SOUTHERLY MARGIN OF SECOND STREET TO THE POINT OF BEGINNING.

For Information Purposes Only:

Being the same property conveyed to Clifton Judd, Jr. and wife, Freda A. Judd, by deed dated August 12, 1953 and recorded on August 19, 1953 in Deed Book 2156, Page 361 Instrument/Case No. 107195, in the County Clerk's Office. Clifton Judd, Jr., deceased as of 06/17/2016. Freda A. Judd, deceased as of 11/05/2021.

TMS: 06413006301

Property Address: 107 2nd Street, Old Hickory, TN 37138

MCD 73621596 QC101 01 0506

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

WITNESS the signature of the said party of the first part the day and year first above written.

Teresa Dotts

Teresa Dotts

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 9th day of Feb., 2024, before me personally appeared Teresa Dotts and Cynthia J. Flatt and Clifton J. Judd III, 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 and seal, this 9th day of February 2024

Deborah L. Gaunt

Signature of Notary Public

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

MCD 73621596 QC101 01 0506

202402140010200

WITNESS the signature of the said party of the first part the day and year first above written.

Cynthia J. Flatt

Cynthia J. Flatt

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 31 day of 01, 2024, before me personally appeared Cynthia J. Flatt, 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 and seal, this 31 day of January 2024

Kimberly Kronick-Worrall

Signature of Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

MCD 73621596 QC101 01 0506

202402140010200

WITNESS the signature of the said party of the first part the day and year first above written.

Clifton J. Judd, III

STATE OF Tennessee

COUNTY OF Davidson Acknowledgement

On this 31 day of 01, 2024, before me personally appeared Clifton J. Judd III, 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 and seal, this 31 day of January 2024

Signature of Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

MCD 73621596 QC101 01 0506

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$192,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$710.40**

Teresa Dotts

Affiant

Subscribed and sworn to before me this 9th day of February 2024.

Deborah Gaunt

Notary Public Signature

My commission expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

MCD 73621596 QC101 01 0506

Tennessee Certification of Electronic Document

I, Sam Rider, 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 01/31/2024 (date of document).

Affiant Signature

Feb 12, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 12 day of February, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE