Name and Address of New Owner:
Julia S. Simpson
1223 Kermit Dr
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1104553 DEEDQC
02/26/2024 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240226-0012930

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 120-02-0-027.00

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 **Tina M. Quinn Ranellucci, a married woman, formerly known as Tina M. Quinn, a single person,** "the Grantor," convey and quitclaim unto **Julia S. Simpson** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 254 on the map of Miro Meadows as of record in Book 1424, Pages 94 and 95, Register's office for Davidson County, Tennessee.

Said Lot No. 254 fronts 90 feet on the southerly side of Kermit Drive and expands back 132 feet on the easterly line and 138.3 feet on the westerly line to a dead line in the rear which measures 90.25 feet thereon.

Being the same property conveyed to Tina M. Quinn by Quitclaim Deed from Kevin P. Quinn, of record in Book 8669, Page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia S. Simpson by Quitclaim Deed from Tina M. Quinn, of record in Book 10959, Page 604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tina M. Quinn, a single person, by Quitclaim Deed from Julia S. Simpson, of record in Instrument No. 20210831-0117311, Register's Office for Davidson County, Tennessee.

Being the same property known as 1223 Kermit Drive, Nashville, TN 37217.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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 9th day of February, 2024.

Tina M. Quinn Ranellucci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2024, before me personally appeared **Tina M. Quinn**, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed. *Ranellucci

Witness my hand, at office, this 9th day of February, 2024.

Notary Signature
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/04/2027
DAVIDSON COUNTY

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.

By: SD
~~Tina M. Quinn~~ Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of February, 2024.

Notary Signature
My commission expires: 10-04-27

CHELSEA L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 2.9.24.

Affiant Signature

2.9.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of February 2024.

Notary Signature

My Commission Expires: 5-9-26

