QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1107427 DEEDQC
03/05/2024 08:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240305-0015150

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24616622

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Myron V. Davis**
Address of New Owner(s): **2418 Alameda Street, Nashville, TN 37208**

Property ID NUMBER: 09202038500

THIS INDENTURE, made and entered into this 31st day of January, 2024, by and between **Myron V. Davis and Carol J. Nelson, a single Woman,** party of the first part, and **Myron V. Davis, a single Man,** 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 Nashville, 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

BEING LOT NO 77 OF BLOCK ONE IN THE SUBDIVISION OF THE HEFFERNAN PLACE, OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

For Information Purposes Only:

Being the same property conveyed to Carol J. Nelson and Myron V. Davis, married to each other, by deed dated August 11, 2006 and recorded on August 23, 2006 in Instrument/Case No. 20060823-0103562, in the County Clerk's Office.

TMS: 09202038500

Property Address: 2418 Alameda Street, Nashville, TN 37208

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.

MCD 73650710 QC101 01 0405

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

Myron V. Davis

STATE OF Tennessee

COUNTY OF Sumner **Acknowledgement**

On this 31st day of Jan, 2024, before me personally appeared **Myron V. Davis**, 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 31st day of Jan 2024

Takisha Murphy.
Signature of Notary Public



MCD 73650710 QC101 01 0405

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

Carol J. Nelson

Carol J. Nelson

STATE OF Tennessee.

COUNTY OF Sumner. Acknowledgement

On this 31st day of Jan, 2024, before me personally appeared Carol J. Nelson, 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 31st day of January

Takisha Murphy.

Signature of Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

MCD 73650710 QC101 01 0405

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 **$192,500.00** 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 **$0.00 (exempt), exemption reason – § 66-5-209(4)**

Carol J. Nelson
Affiant

Subscribed and sworn to before me this 31 day of Jan. 20 24

Jakisha Murphy
Notary Public Signature
My commission expires: 5.3.2027

MCD 73650710 QC101 01 0405

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 2/28/2024 (date of document).

Affiant Signature

Mar 4, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 04 day of March, 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