Name and Address of New Owner:
Barbara W. Redwine
6830 Quail Place
Douglasville, GA 30125

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1123790 DEEDQC
04/17/2024 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240417-0027297

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

Map & Parcel No: 09205018400

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 **Dwight L. Redwine, Sr.,** "the Grantor," conveys and quitclaims unto **Barbara W. Redwine,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Nashville, Tennessee, described as: The southerly 150 feet of Lot No. 63 on the plan of College Hill Subdivision, Section II. Said southerly 150 feet of lot 63 fronts 52.27 feet on the north side of Batavia Street and extends back between parallel lines 150 feet to a dead line.
>
> Being the same real property conveyed to Calvin E. King, by Warranty Deed from C. R. Williams and wife, Elnora W. Williams dated May 31, 1969, of record in Book 4335, Page 208, Register's Office for Davidson County Tennessee.
>
> The said Calvin E. King having since died on July 15, 2012 and devised said realty to Barbara W. Redwine in said Will which was admitted to probate in common form on August 8, 2012 under case No. 12P- 1162 in the Probate Division of the 7th Circuit Court for Davidson County, Tennessee and a certified copy of said Will is of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20120829-0077840.
>
> Being the same real property conveyed to Barbara W. Redwine and spouse, Dwight L. Redwine, Sr. by Quit Claim Deed from Barbara W. Redwine, married, dated September 18, 2012 and recorded on September 18, 2012, of record in Instrument No. 20120918-0084872 Register's Office for Davidson County, Tennessee.
>
> Being improved property known as 3301 Batavia Street, Nashville, Tennessee 37209.

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 10 day of April, 2024.

By: Dwight L. Redwine, Sr.

STATE OF ~~TENNESSEE~~ GA
COUNTY OF Douglas

On this 10 day of April, 2024, before me personally appeared **Dwight L. Redwine, Sr.**, to me known 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.

Witness my hand, at office, this 10 day of April 2024.

SONYA COMPTON NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 11, 2024

S. Compton
Notary Signature
My commission expires:

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: _____
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 10 day of April, 2024.

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature Expires - 5-9-26

202404170027297

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 4-10-24.

Affiant Signature

4-10-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of April, 2024.

Notary Signature

My Commission Expires: 5-9-26

