Karen Johnson Davidson County
Batch# 1140724 DEEDQC
05/29/2024 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240529-0039833

Name and Address of New Owner:
Send Tax Bills To:
David Huffaker
1400 N Mt Juliet Rd, Ste 200
Mt. Juliet, TN 37122

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122

Map & Parcel No: 162-13-0-048.00

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, **DZ Investments, LLC,** "the Grantor," convey and quitclaim unto **David Huffaker, a married man,** "the Grantees," all the right, title, and interest the Grantor has in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Five Cedarwood Estates of record in Plat Book 5190, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zelda L. Clay Jones and husband Robert H. Jones, Jr. by Warranty deed from Fred D. Hill and Joyce E. Hill, both unmarried of record in Book 8939, page 687, Register's Office for Davidson County, Tennessee, dated April 28, 1993 and recorded on May 06, 1993.

Being the same property conveyed to DZ Investments, LLC by Warranty Deed from Zelda L. Clay Jones and husband, Robert H. Jones, Jr of record in Instrument No. 20220830-0097632 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on August 30, 2022.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).**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 16 day of May, 2024.

(SEAL)
David Huffaker, Sole Member of DZ Investments, LLC

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Huffaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of DZ Investments, LLC, a limited liability company, and that he is authorized by DZ Investments, LLC to execute this instrument on its behalf as such Sole Member.

Witness my hand and official seal this 16 day of May, 2024.

Notary Public at Large
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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.

Affiant

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of May, 2024.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/24.

Affiant Signature – Joshua A. Terry

5/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/20/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27