Karen Johnson Davidson County
Batch# 1143948 DEEDQC
06/06/2024 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240606-0042408

**Name and Address of New Owner:**
**Send Tax Bills To:**
Anna Triplett
1024 Kellow St
Nashville, TN 37208

**This Instrument Prepared By:**

Tennessee Title Service, LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

**Map & Parcel No: 081-03-1M-001.00-CO**

# 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, **Anna Triplett, single woman, ,** "the Grantors," convey and quitclaim unto **Anna Triplett, single woman and Giovanni Antonio Jones, single man as joint tenants with rights of survivorship,** "the Grantee," all her interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A, on the Homes at 1024 Kellow, a Horizontal Property Regime with private elements, as shown in Exhibit "C", of the Declaration of Covenants, Conditions and Restrictions for Homes at 1024 Kellow, of record in Instrument No. 20181003-0098203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Anna Triplett, single, by Warranty Deed from James Patrick Brakefield and Stephanie L. Brakefield, husband and wife by Warranty and filed of record in Instrument No 20240522-0038040, Register's Office for Davidson County, Tennessee..

Grantors 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).**GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantors have executed this Quitclaim Deed on the 15th day of May, 2024.

(SEAL)
Anna Triplitt

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of May, 2024, before me personally appeared ~~James Patrick Brakefield~~ and ~~Stephanie L. Brakefield~~, 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, at office, this 15th day of May, 2024.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

## 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 15th day of May, 2024.

Notary Signature
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# 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 5/23/2024.

Affiant Signature – Joshua A. Terry

6/4/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/4/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27