This document prepared by:

Name:
Firm/Company: EQUITY SETTLEMENT SERVICES, INC.
Address: 444 ROUTE 111
Address 2:
City, State, Zip: SMITHTOWN, N.Y. 11787
Phone: 631-715-3445

Karen Johnson Davidson County
Batch# 1146238 DEEDQC
06/12/2024 11:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240612-0044001

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(and after recording return to):

1780642

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, NEWTON KEITH DENMARK AND WIFE, MARY F. DENMARK Deceased, Whose address is 1541 Eller Drive, Nashville TN 37221, hereinafter referred to as "Grantor", does hereby grant with quitclaim covenants **To** NEWTON KEITH DENMARK AND LORI ELAINE DENMARK, Whose address is 1541 Eller Drive, Nashville TN 37221 hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Williamson, State of TENNESSEE.

"SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by Deed from dated 08/15/1996 and recorded 08/19/1996 in Deed 10159-922 of the Davidson County records

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2024 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

WITNESS Grantor(s) hand(s) this the 21 day of May, 2024.

Newton Keith Denmark
NEWTON KEITH DENMARK

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21 day of May, 2024, before me, MARK GROLL (Name of Notary), the undersigned officer, personally appeared NEWTON KEITH DENMARK (Name of individual or individuals), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Date: 5/21/24

(Signature of Notary Public)

My Commission Expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Newton Keith Denmark

Affiant

Subscribed and sworn to before me this 21 Day of May, 2024.

Notary

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEND TAX STATEMENTS TO:
NEWTON KEITH DENMARK AND LORI ELAINE DENMARK,
Whose address is 1541 Eller Drive, Nashville TN 37221

LEGAL DESCRIPTION
EXHIBIT A

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Lot No. 65 on the Plan of Phase I and Boundary Plat of Riverside, of record in Book 6900, page 490-492, and amended in Book 6900, page 784, and further amended in Book 8360, page 861, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Parcel Id #: 142 13 0A 065.00

For information only: 1541 ELLER DRIVE, NASHVILLE, TN 37221.

BEING THE SAME PROPERTY CONVEYED TO NEWTON KEITH DENMARK, INDIVIDUALLY AND AS SURVIVING SPOUSE OF AND WIFE, MARY F. DENMARK BY DEED FROM KENNETH B. STRICKLAND AND WIFE, EVELYN S. STRICKLAND RECORDED 08/19/1996 IN DEED BOOK 10159 PAGE 922, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Alita Russell, 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 05/21/24 (date of document).

Affiant Signature

06/12/24
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 12 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KATHERINE ALFARO
Notary Public - State of New York
No. 01AL0007466
Qualified in Suffolk County
My Commission Expires 06/12/2027