Name and Address of New Owner:
Charles Anthony and Byron Anthony
3907 Crouch Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

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

Map & Parcel No: 05910023100

Karen Johnson Davidson County
Batch# 1147227 DEEDQC
06/14/2024 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044598

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 **Kenneth Anthony and Byron V. Anthony (erroneously referred to as Bryon V. Anthony on the prior deed)** "the Grantors," convey and quitclaims unto **Charles J. Anthony, a married man, and Byron V. Anthony, an unmarried man, as tenants in common each with a one-half undivided interest** "the Grantees," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Nashville, Tennessee, and known and designated as Lot No. 596, on the Plan of Haynes Manor, Section Five, Phase One, recorded in Plan Book 4460, Page 35, as amended in Book 4650, Page 232 of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Keisha Cunningham by Warranty Deed from Dale Hire, unmarried, dated June 24, 2003, of record in Instrument No. 20030804-0109756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles J. Anthony, Byron V. Anthony, and Kenneth Anthony by Warranty Deed from Keisha Cunningham, unmarried, dated September 27, 2018, of record in Instrument No. 20180928-0096524, Register's Office for Davidson County, Tennessee.

Being improved property known as 3907 Crouch Drive, Nashville, Tennessee 37207.

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, Grantors have executed this Quitclaim Deed on the 6 day of June, 2024.

By: Kenneth Anthony
Kenneth Anthony

By: Byron V. Anthony
Byron V. Anthony

Kenneth Anthony
STATE OF TENNESSEE
COUNTY OF Davidson

On this 6 day of June, 2024, before me personally appeared **Kenneth Anthony and Byron V. Anthony**, to me known to be the persons 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 6 day of June, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 6 day of June, 2024.

Notary Signature
My commission expires: 5-9-26

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 6-6-24 .

Affiant Signature

6-6-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of June, 2024.

Notary Signature

My Commission Expires: 5-9-26

