Karen Johnson Davidson County
Batch# 1149014 DEEDQC
06/20/2024 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046178

Name and Address of New Owner:
Georgia E. Hightower and Sabrina V. Johnson
3184 Robwood Drive
Nashville, TN 37207
Send Tax Bills To:
Owners at Owners Address

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 50-15-189

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, Georgia E. Hightower, unmarried, "the Grantors," convey and quitclaim unto Georgia E. Hightower, a single woman, and Sabrina V. Johnson, a single woman, as joint tenants with rights of survivorship "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 450 on the Plan of Parkwood Estates, Section 3 of record in Plat Book 3300, Page 31, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 450 fronts 80 feet on the easterly side of Robwood Drive and extends back 154.3 feet on the northerly line and 156.8 feet on the southerly line to a dead line measuring 80 feet thereon.

The grantors warrants that this property was not their primary residence.

Subject to any and all plats, easements, restrictions, and other matters of record.

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 19th day of June, 2024.

Georgia E Hightower (SEAL)
Georgia E. Hightower

STATE OF TENNESSEE

COUNTY OF SUMNER

On this ___ day of June, 2024, before me personally appeared Georgia E. Hightower, 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 19th day of June 2024.

Notary Signature

My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

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.

Georgia E Hightower
Georgia E. Hightower

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 19th day of June 2024.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 6-19-24.

Drusilla Bryant

Drusilla Bryant

6-19-24

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 19th day of June, 24.

Notary's Signature

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

My Commission Expires: _____