Name and Address of New Owner:
Murlynn J. Hill and Kassie Tiggs
3223 Briarwick Road
Nashville, TN 37218
Send Tax Bills To:
Owners at Owners Address

Karen Johnson Davidson County
Batch# 1150725 DEEDQC
06/25/2024 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240625-0047403

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

Map & Parcel No: 80-8-334.00

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, Tammy R. Jones, married, and LaToya N. Covington, married, "the Grantors," convey and quitclaim unto Murlynn J. Hill, a single woman and Kassie Tiggs, a married person, "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 97 Bordeaux Hills Addition Subdivision, as shown by plat and survey of record in Plat Book 4460, Page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kassie L. Tigg, Tammy R. Jones and LaToya N. Covington, as tenants in common, with a Life Estate retained by Murlynn J. Hill, by Quitclaim Deed dated August 1, 2021, from Murlynn J. Hill, recorded August 9, 2021, in Instrument Number 20210809-0106610, in the Official Records of Davidson County, Tennessee, The said John R. Hill, having since died, leaving Murlynn J. Hill as his widow. Being also conveyed to John R. Hill and wife, Murlynn J. Hill, by Quitclaim Deed dated October 30, 1997 from Thelma H. Hannah, in Book 10879, Page 14, said Register's Office. Being also conveyed to John R. Hill et ux Murlynn J. Hill and Thelma H. Hannah, by Quitclaim Deed dated June 23, 1978 from John R. Hill et ux Murlynn J. Hill, in Book 5314, Page 130, said Register's Office. Being also conveyed to John R. Hill et ux Murlynn J. Hill by deed dated June 29, 1978 from Theodis Elzie et ux Patricia Elzie, in Book 5308, Page 391, said Register's Office.

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 9 day of JUNE, 2024.

Tammy R. Jones (SEAL)

LaToya N. Covington (SEAL)

LINDA BOWLING NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY

LINDA BOWLING NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this 24th day of January, 2024, before me personally appeared Tammy R. Jones, 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 9 day of JUNE 2024.

Notary Signature

My commission expires:

STATE OF TN
COUNTY OF Davidson

On this 24th day of January, 2024, before me personally appeared LaToya N. Covington, 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 9 day of JUNE 2024.

Notary Signature

My commission expires:

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 SUMNER

Sworn to and subscribed before me this 9 day of June, 2024.

Notary Signature
My commission expires:

LINDA BOWLING
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026
DAVIDSON COUNTY

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 6-24-24

Drusilla Bryant

6-24-24
Date

State of Tennessee
County of Sumner

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

Notary's Signature

My Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/202