Karen Johnson Davidson County
Batch# 1152395 DEEDQC
06/28/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240628-0048737

Name and Address of New Owner:
Bonnie R. Douglas, Derek Douglas, Jennifer-lyn Douglas, Darla Douglas
2537 Miami Ave
Nashville, TN 37214

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 52-13 24

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, **Bonnie R. Douglas, a married person,** "the Grantor," convey and quitclaim any interest they have unto **Bonnie R. Douglas, a widow, Derek Douglas, Jennifer-lyn Douglas, and Darla Douglas, with right of survivorship.** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot Nos. 16 and 17 on the map of M.C. McCauley Subdivision of part of Lot No 17 on the plan of Robert Young's Farm as appears of record in book 547, Page 123, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated May 3, 1960, described as follows:

SAID Lots Nos. 16 and 17 front together 100 feet on the westerly side of Miami Avenue and extends back 165.4 feet. More or less, on the northerly line to the Cumberland River and 172 feet, more or less, on the south line to the Cumberland River.

Being the same property conveyed to Bonnie R. Douglas, a married person, by Deed from The Bertha L. Cantrell Revocable Living Trust, dated May 31, 2006 as of record at 20060531-0063807, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Leon Douglas being of Bonnie R. Douglas since having deceased and leaving any interest he may have had to Bonnie R. Douglas.

This property is improved property known as 2537 Miami Avenue, Nashville, Tennessee 37214

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 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, Grantor have executed this Quitclaim Deed on the 25 day of June, 2024

Bonnie R. Douglas (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of June, 2024.

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 4/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 25 day of June, 2024.

DELANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

File # 2024-6681-?

202406280048737

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/25/24 (date of document)

Regina Sullo

Affiant Signature

6/28/24

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 28th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202406280048737