Karen Johnson Davidson County
Batch# 1155360 DEEDQC
07/08/2024 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0050934

Name and Address of New Owner:
Carl Pope and Sandra L. Pope
3706 Burrus Street
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072 02 0 085.00

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, **Carl Pope,** "the Grantor," convey and quitclaim unto **Carl Pope and Sandra L. Pope, husband and wife,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being the northerly 47 feet 6 inches front of Lot No. 73 and the southerly 6 inches front of Lot No. 74 and the northerly 6 inches rear of Lot No. 72 on the Map of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, Pages 640 and 641, Register's Office for said County.
>
> SAID parts of said Lot Nos. 72 and 73 and 74 front together 48 feet on the southeasterly side of Burrus Street and runs back between lines 143.6 feet, more or less, on the southerly line and 144.6 feet on the northerly line to a dead line and measures 50 feet 6 inches thereon.
>
> Being the same property conveyed to Carl Pope by Quitclaim Deed from Irene Pope, feme sole, dated November 6, 2000, of record in Instrument No. 20001110-0111841, Register's Office for Davidson County, Tennessee.

This is improved property known as 3706 Burrus Street, Nashville, TN 37216

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 5 day of July, 2024.

Carl Pope (SEAL)

Carl Pope

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5 day of July, 2024, before me personally appeared **Carl Pope**, 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 5 day of July, 2024.

Notary Signature
My commission expires:
2-24-2028

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.

Carl Pope
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 day of July, 2024.

Notary Signature
My commission expires:
2-29-2028

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7.5.24 (date of document).

Affiant Signature

7.5.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

