Karen Johnson Davidson County
Batch# 1155660 DEEDQC
07/09/2024 10:05:30 AM 5 pgs
Fees: $28.00 Taxes: $1,163.40
20240709-0051269

Recordation Requested By/Return to:
STEWART TITLE - ASSUMPTIONS
500 N BROADWAY STE 900
SAINT LOUIS, MO 63102
File No. WFRASM24701420

This Instrument Prepared By:
REGINALD HARRION, TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
Lauren E. Williamson	Lauren E. Williamson	104 14 0L 001.00
2917 W LINDEN AVENUE NASHVILLE, TN 37212	2917 W LINDEN AVENUE NASHVILLE, TN 37212	

Executed this 20th day of June 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **Joe L. Williamson and Sherri R. Williamson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **Lauren E. Williamson, a single person**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at West Linden of record as Instrument No. 20140331-0026514, as amended by Amendments recorded in Instrument No. 20140731-0068480, Instrument No. 20141117-0105764, Instrument No. 20150402- 0028861 and Instrument No. 20150424-0036908, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to Joe L. Williamson and Sherri R. Williamson, husband and wife from Robert Kincaid, married by Deed dated 7/8/2015, and recorded on 7/13/2015, as Instrument No., 20150713-0067653, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 2917 W LINDEN AVENUE, NASHVILLE, TN 37212
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of June, 2024.

Joe L. Williamson

Joe L. Williamson

Sherri R. Williamson

Sherri R. Williamson

COUNTY OF Williamson

Before me, Tressie M. Lewis, Notary Public of the state and county mentioned, personally appeared **Joe L. Williamson and Sherri R. Williamson,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tressie M Lewis

Notary Public
Printed Name: Tressie M. Lewis
My Commission Expires: 01/06/2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____. $314,433.64

Sherri A. Williams / Joel L. Williamson
Affiant

STATE OF TENNESSEE

COUNTY OF Williamson

Subscribed and sworn before me this the 20th day of June, 2024.

Tressie M. Lewis
Notary Public
My commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 104 (BOOK) - 14 (MAP) - 0L (PARCEL) - 001.00 (SPLIT LETTER)
Does this sale include any parcels that are being split / divided?
Check one: Yes [ ] No [X]
How many parcels, other than the Primary Parcel, are included in this sale? 0
Please list the additional parcels below (no more than four):
(1) _____ (3) _____
(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*
(a) County of Recordation: _____
(b) Docket & Page Number: _____
(c) Date of Recording: _____
(d) Fee / Recording Number: _____
Validation Codes:
(e) ASSESSOR _____ (f) DOR _____
ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____
Use Code: Full Cash Value: $

2. SELLER'S NAME AND ADDRESS:
Joe L. Williamson and Sherri R. Williamson
1802 Camborne Place
Brentwood, TN 37027-2511

3. (a) BUYER'S NAME AND ADDRESS:
Lauren E. Williamson
2917 W. Linden Avenue
Nashville, TN 37212

(b) Are the Buyer and Seller related? Yes [X] No [ ]
If Yes, state relationship: Parents to child

4. ADDRESS OF PROPERTY:
2917 W. Linden Avenue, Nashville, TN 37212

5. MAIL TAX BILL TO:
Lauren E. Williamson
2917 W. Linden Avenue
Nashville, TN 37212

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. [ ] Vacant Land
b. [X] Single Family Residence
c. [ ] Condo or Townhouse
d. [ ] 2-4 Plex
e. [ ] Apartment Building
f. [ ] Commercial or Industrial Use
g. [ ] Agricultural
h. [ ] Mobile or Manufactured Home
i. [ ] Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
[X] To be occupied by owner or "family member."
[ ] To be rented to someone other than "family member."
See reverse side for definition of a "family member."

8. NUMBER OF UNITS: [ ]
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [ ] Warranty Deed
b. [ ] Special Warranty Deed
c. [ ] Joint Tenancy Deed
d. [ ] Contract or Agreement
e. [X] Quit Claim Deed
f. [ ] Other:

11. **SALE PRICE:** $ 314,433.64

12. DATE OF SALE (Numeric Digits): 06 / 2024 (Month / Year)
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ 0.00

14. METHOD OF FINANCING:
a. [ ] Cash (100% of Sale Price)
b. [ ] Exchange or trade
c. [X] Assumption of existing loan(s)
d. [ ] Seller Loan (Carryback)
e. [ ] New loan(s) from financial institution:
(1) [ ] Conventional
(2) [ ] VA
(3) [ ] FHA
f. [ ] Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:
(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes [ ] No [X]
(b) If Yes, provide the dollar amount of the Personal Property: $ _____.00 AND briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Beth Nease, Stewart Title
500 N. Broadway, Suite 900
St. Louis, MO 63102 Phone 314-236-8676

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
SEE ATTACHED COPY.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Beth Nease, Stewart Title
Signature of Seller/Agent

State of Missouri, County of St. Louis
Subscribed and sworn to before me on this 27 day of June 20 24
Notary Public Piere Shaun Brown
Notary Expiration Date May 25, 2026

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097

Beth Nease, Stewart Title
Signature of Buyer/Agent

State of Missouri, County of St. Louis
Subscribed and sworn to before me on this 27 day of June 20 24
Notary Public Piere Shaun Brown
Notary Expiration Date May 25, 2026

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 June 20, 2024 (date of document).

Cheri Hackethal
Affiant Signature

June 20, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 20th day of June, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097