Karen Johnson Davidson County
Batch# 1161000 DEEDQC
07/23/2024 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240723-0055445

Name and Address of New Owner:
Tamera Beasley Jordan and Elliott Gerard Jordan
3048 Richmond Hill Drive
Nashville, Tennessee 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 062-02-0-086.00

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, **Tamera Beasley Jordan,** "the Grantor," conveys and quitclaims unto **Tamera Beasley Jordan and Elliott Gerard Jordan, wife and husband,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> BEING Lot No. 2 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Page 119, Register's Office for said County, said lot being described as follows:
>
> BEGINNING at a point in the easterly margin of Richmond Hill Drive, the common comer of Lots Nos. 2 and 3, thence with the line between said two lots, eastwardly 105 feet to a point; thence southwardly 125 feet to a point in the northerly margin of Creekwood Drive; thence with the margin of the same, westwardly 80 feet to a point, the beginning of a curve; thence northwestwardly around said curve, 39.27 feet to a point in the easterly margin of Richmond Hill. Drive; thence with the margin of the same, northwardly 100 feet to the point of the beginning.
>
> Being the same property conveyed to Alberdean D. Beasley and wife, Vivian G. Beasley, by deed from Lynn R McCain and wife, Mary K. McCain, of record in Book 4745, Page 550, Register's Office for Davidson County, Tennessee. The said Alberdean D. Beasley having since died, leaving Vivian G. Beasley as the surviving tenant by the entireties; the said Vivian G. Beasley having since died, vesting said property in the name of Tamera Beasley Jordan as the sole heir at law.
>
> Being the same property conveyed to Tamera Beasley Jordan, by Quitclaim Deed from Renard A. Hirsch, Sr., Trustee, of record in Instrument No. 20140812-0072851, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3048 Richmond Hill Drive, Nashville, Tennessee 37207.

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 has executed this Quitclaim Deed on the this 23 day of July, 2024.

(SEAL)
Tamera Beasley Jordan

STATE OF TN
COUNTY OF Davidson

On this 23 day of July, 2024., before me personally appeared Tamera Beasley Jordan, 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 23 day of July, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

By:
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 23 day of July, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-23-24 .

Affiant Signature

7-23-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

