Name and Address of New Owner:
Grace DeHaan
1331 2nd Avenue North
Nashville, TN 37208

Send Tax Bills To:
Grace DeHaan
1331 2nd Avenue North
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1172308 DEEDQC
08/20/2024 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063900

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-12-0-014

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, **Grace DeHaan** "the Grantor," convey and quitclaim unto **Grace DeHaan and Andrew DeHaan, joint tenants with right of survivorship,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Lot No. 285 on the Plan of McGavocks Addition, as of record in Book 21, page 23, Registers Office for Davidson County, Tennessee.
>
> Said lot fronts 50 feet on the Westerly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Grace DeHaan by Warranty Deed from Akshitha Veeramaneni, dated May 7, 2024, of record in Instrument No. 20240604-0041748, in the Register's Office for Davidson County, Tennessee.

Improved property known as 1705 10th Avenue North, Nashville, TN 37208

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 ~~8th~~ 19th day of ~~May~~ August, 2024.

Grace DeHaan (SEAL)
Grace DeHaan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2024, before me personally appeared **Grace DeHaan**, 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 19th day of August, 2024.

Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2024.

Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 8/19/24 (date of document).

Affiant Signature

8/19/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

