Name and Address of New Owner:
Sharika Starks
3819 Crouch Dr
Nashville, TN 37207
Send Tax Bills To:
same

Karen Johnson Davidson County
Batch# 1195004 DEEDQC
10/17/2024 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241017-0080598

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: Parent Parcel 059-14-0-136.00

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, **Kathy Regenia Roberson as Heir of Betty J Donnell,** "the Grantor ," convey and quitclaim and interest she may have unto **Sharika Starks,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No 79 on the Plan of Haynes Manor Section One, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.
> Said Lot 79 fronts 65.0 feet on the southwesterly side of Crouch Drive and extends back parallel lines 132.5 feet to a dead line, measuring 65.00 feet thereon
>
> Being the same property conveyed Betty J Donnell as Instrument No 20121115-0105144, Register's office for Davidson County, Tennessee.

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 16th day of October, 2024.

Kathy Regenia Roberson

Kathy Regenia Roberson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of October, 2024, before me personally appeared **Kathy Regenia Roberson** , 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 16th day of October, 2024.

Notary Signature
My commission expires:
: 3/3/25

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DELLANA LOUNSBURY

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 17 day of October, 2024.

Notary Signature
My commission expires:

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

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 October 16 2024 (date of document)

Regina Sullo

Affiant Signature

October 17, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 17th day of October, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

