Name and Address of New Owner:
Jerry Pentecost
902 Saunders Ave
Madison, TN 37115
Send Tax Bills To:
same

Karen Johnson Davidson County
Batch# 1206791 DEEDQC
11/19/2024 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241119-0089969

This Instrument Prepared By:

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

Map & Parcel No: Parent Parcel 72-12-197-15D-56260

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, **James W Comstock Jr, unmarried,** "the Grantor," convey and quitclaim unto **Jerry Pentecost, married as his sole and separate proerty** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No 137 and the east 3 feet 4 inches of Lot No 138 and the west 8 feet 4 inches of Lot No 136 on the Map of Riverside Drive Subdivision, as of record in Book 974, page 60 and 61, Register's Office for Davidson County, Tennessee.
> SAID Lot and parts of said lots adjoin and front together 61 feet 8 inches on the southerly side of Marsden Avenue, and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conve7yed to James W Comstock by deed of record in Book 6877, page 774, said Register's Office.

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 18 day of November, 2024.

James W Comstock Jr (SEAL)

James W Comstock Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of November, 2024, before me personally appeared **James W Comstock Jr** , 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 18 day of November, 2024.

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

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 18 day of November, 2024.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 11/18/24 (date of document)

Regina Sullo

Affiant Signature

November 18 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18 day of November, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

