Karen Johnson Davidson County
Batch# 1206807 DEEDQC
11/20/2024 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0089993

Name and Address of New Owner:
Maike Silverman
144 Twin Bay Drive
Hendersonville, TN 37075

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 094-12-0-021

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, **PHC, Partnership,** "the Grantor," convey and quitclaim any interest they have unto **Maike Silverman, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot 43, Clover Nook, as shown on Plat of record in Plat Book 2900, Pages 51 and 52, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to PHC Partnership, by Quitclaim Deed dated April 23, 2023 from Dan Silverman, recorded April 24, 2019 in Instrument No. 20190424-0037518 in the 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 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 15th day of November, 2024.

PHC, Partnership

_____(SEAL)
Dan Silverman, Managing Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Managing Partner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Partner of **PHC, Partnership**, the within named bargainor, and he as such Managing Partner being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of **PHC, Partnership**, by himself as Managing Partner.

WITNESS my hand and official seal this 15th day of November, 2024.

CELESTINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028

_____
Notary Public
My commission expires: 5/23/28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of November, 2024.

_____
Notary Public
My commission expires: 5/23/28

CELESTINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028

File # 2024-7431-TS

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 11/15/24 (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, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

