Karen Johnson Davidson County
Batch# 1226420 DEEDQC
01/14/2025 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250114-0002976

Name and Address of New Owner:
Celeste Williams & Pearl Williams
5213B Illinios Ave
Nashville, TN 37209

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: 091-11-1C-002.00

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, **Celeste Williams, an unmarried woman,**"the Grantor," convey and quitclaim any interest they have unto **Celeste Williams, an unmarried woman, and Pearl Williams, an unmarried woman, as joint tenants with right of survivorship,** 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 Unit No. B. on the plan of Homes at 5213 Illinois Avenue, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 201907190070669, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Lindsey Rosen, unmarried woman, by Warranty Deed dated July 31, 2020 from Red River Development, LLC, recorded August 31, 2020 in Instrument No. 20200831-0098386 in the Register's Office.
>
> Being the same property conveyed to Celeste Williams by Warranty Deed from Lindsey Rosen, recorded January 2, 2025 and of record as Instrument No. 20250102-0000131 in the 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 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 30th day of December, 2024.

Celeste Williams (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Celeste Williams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of December, 2024.

KYNETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 1/20/27

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 14 day of January, 2025.

Notary Public
My commission expires: 3/20/28

File # 2024-7516-RS

MARION L REESE STATE OF TENNESSEE NOTARY PUBLIC 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 12/30/24 (date of document)

Regina Sullo

Affiant Signature

January 14 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of January, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

