Name and Address of New Owner:
Billy Hollis
413 Westchester Drive
Madison TN 37115

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1252210 DEEDQC
03/26/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20250326-0022551

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 69-12-0-080.00

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, **Deborah L. Hollis, an unmarried woman,** "the Grantor," conveys and quitclaims unto **Billy E. Hollis, a single man, and Robert C. Williams, a single man, as tenants-in-common with rights of survivorship** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

BEING Lot 7 on the Plan of Orchard Hill, of record in Book 2663, Page 98, Register's Office, Davidson County, Tennessee, to which plan is hereby referenced for a more complete description of the property herof.

Being the same property conveyed to James E. Hollis, and wife, Deborah L. Hollis by Warranty Deed from Betty Jean Bechard, unmarried, of record in Book 9400, Page 661, Register's Office for Davidson County, Tennessee, dated June 30, 1994 and recorded July 7, 1994.

James E. Hollis died on or about March 18, 2023, leaving Deborah L. Hollis as the remaining tenant by the entirety.

Being the improved property known as 2206 Courtney Avenue, Nashville, Tennessee 37218.

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 has executed this Quitclaim Deed on the 26 day of March, 2025.

Deborah L. Hollis (SEAL)
Deborah L. Hollis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of March, 2025, before me personally appeared Deborah L. Hollis, 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 26 day of March, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

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 $**312,000.00**, 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 26 day of March, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-26-25 .

Affiant Signature

3-26-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of March, 2025.

Notary Signature

My Commission Expires: 5-9-26

