Name and Address of New Owner:
Timmy Bufford
3927 Pheasant Drive
Nashville, TN 37218

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 1259852 DEEDQC
04/14/2025 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0028192

Map & Parcel No: **070-01-0-002.00**

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, **Cutina Ivey, Donsara Smith, Timmy Bufford, heirs of Shirley Miller,** "the Grantors," conveys and quitclaims unto **Timmy Bufford,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 10 on the plan of Treppard Heights, Section No. 7, of record in Book 2900, Page 13, Registers Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 80.0 feet on the westerly margin of Pheasant Drive and extends back 320.1 feet on the northerly line and 344.7 feet on the southerly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to James N. Miller and wife, Shirley Miller, by Warranty Deed from Edward F. Mitchel and wife, Hazel H. Mitchel, dated November 4, 1988, and recorded on November 8, 1988, of record in Book 7698, Page 849, Register's Office for Davidson County.

James N. Miller having since died on or around 1999, leaving Shirley Miller as the surviving tenant by the entirety.

See Affidavits of Heirship recorded on _____ in Instrument No. 202504140028190 and 202504140028191, Register's Office for Davidson County, Tennessee.

Being improved property known as **3927 Pheasant Drive, Nashville, TN 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 this 4 day of April, 2025.

Cutina Ivey (SEAL)

Timmy Bufford (SEAL)

Donsara Smith (SEAL)

STATE OF ~~Tennessee~~ Indiana
COUNTY OF ~~Davidson~~ Vanderburgh

On this 4 day of April, 2025, before me personally appeared Cutina Ivey, Donsara Smith, and Timmy Bufford, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this ~~04~~ day of April, 2025.

Notary Signature
My commission expires: OCT 4, 2028

HOPE JORDAN
Notary Public, State of Indiana
Vanderburgh County
Commission Number NP0729163
My Commission Expires
October 04, 2028

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.

By:
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 4 day of April, 2025.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 4/4/25.

Affiant Signature

Date 4/4/25

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4 day of April, 2025.

Notary Signature

My Commission Expires: 11/28/27

