Name and Address of New Owner:
Anita Akers
2013 Cone Boulevard
Nashville TN 37207

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1262405 DEEDQC
04/21/2025 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0030097

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

Map & Parcel No: 051-15-0A-038.00-CO

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, **Semra Triplett, an unmarried woman,** "the Grantors," conveys and quitclaims unto **Semra Triplett, an unmarried woman, and Anita Akers, an unmarried woman, as tenants in common with right of survivorship,** "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. J 38 on the Plan of Quail Creek Condominium of record in Plat Book 6328, Page(s) 89 and 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Billy E. Hollis and Robert C. Williams, tenants in common with right of survivorship, by Warranty Deed from Barry W. Bethel of record in Instrument No. 20190910-0091260 Register's Office for Davidson County, Tennessee, dated September 6, 2019 and recorded on September 10, 2019.

Being the same property conveyed to Semra Triplett, an unmarried woman, by Warranty Deed from Billy E. Hollis and Robert C. Williams, tenants in common with right of survivorship, of record in Instrument No. 20240830-0067164, Register's Office for Davidson County, Tennessee, dated on August 30, 2024 and recorded on August 30, 2024.

Being improved property known as 420 Walton Lane, Apartment J38, Madison, Tennessee 37115.

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 18th day of April, 2025.

Semra Triplett (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2025, before me personally appeared Semra Triplett, 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 18th day of April, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 18th day of April, 2025.

Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 4-18-25.

Affiant Signature — Date: 4-18-25

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of April, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON