Name and Address of New Owner:
Casey P. Perry and Melissa R. Moxley
323 Cumberland Avenue
Madison TN 37115

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1283639 DEEDQC
06/10/2025 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045363

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

Map & Parcel No: 043-09-0-104.00

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, **Casey P. Perry, married,** "the Grantor," conveys and quitclaims unto **Casey P. Perry and Melissa R. Moxley, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 22-B on the Plan of Resubdivision of Lot 22 of Woodlawn Estates Block D of record in Plat Book 6050, Page 237, 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 Casey P. Perry and Charles Perry, both unmarried, by Warranty Deed from Pamela A. Donaldson, unmarried, of record in Instrument No. 20141107-0102949 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on November 7, 2014.

Being the same property conveyed to Casey P. Perry, married, by Quitclaim Deed from Charles Perry, unmarried, of record in Instrument No. 20241219-0098566 Register's Office for Davidson County, Tennessee, dated on November 25, 2024 and recorded on December 19, 2024.

Being improved property known as 323 Cumberland Avenue, Madison, Tennessee 37115.

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 9 day of June, 2025.

_____(SEAL)
Casey P. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of June, 2025, before me personally appeared Casey P. Perry, 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 9 day of June, 2025.



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 **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa R. Morley
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9 day of June, 2025.



Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6-9-25.

Affiant Signature 6-9-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of June, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON