Name and Address of New Owner:
Robert L. Joyner, III and Valerie Joyner
4309 Setters Rd
Nashville, TN 37218

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1283807 DEEDQC
06/10/2025 12:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250610-0045550

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 059-05-0-276

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, **Robert Joyner III, Valerie Starks, Terrine Momodu, Wendy Turrentine, Roberta Holt, and Solomon Joyner, heirs of Josie Mai Joyner,** "the Grantor," convey and quitclaim any interest they have unto **Robert L. Joyner, III and Valerie Joyner, husband and wife,** "the Grantees," 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:

Being Lot No. 281 on the Plat of Buena Vista Estates, Section 6, as of record in Plat Book 4460, Page 85, Register's Office, to which plat reference is made for a more complete description.

Being the same property conveyed to Robert L. Joyner Jr and wife, Josie Mai Joyner, by Warranty Deed dated September 27, 1976 from First American National Bank of Nashville, recorded October 8, 1076 in Book 5076, Page 638 in the Register's Office.

Robert L. Joyner, Jr., having since died on January 19, 2023, left the property to Josie Mai Joyner, as surviving tenant by the entirety.

The said Josie Mai Joyner died on August 31, 2024, with her interest of said property being divided equally among the heirs as set out in Affidavit of Heirship, simultaneously recorded herewith of record in Record Book _____202506100045549_____, in said Register's Office.

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 GRANTEES, 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

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21st day of April, 2025.

(SEAL)
Robert Joyner III

(SEAL)
Valerie Starks

(SEAL)
Terrine Momodu

(SEAL)
Wendy Turrentine

(SEAL)
Roberta Holt

(SEAL)
Solomon Joyner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named **Robert Joyner III , Valerie Starks, Terrine Momodu, Wendy Turrentine, Roberta Holt, and Solomon Joyner**, 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 21st day of April, 2025.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My commission expires: 1/31/2027

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)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Sworn to and subscribed before me this
21st day of April, 2025.

Notary Public
My commission expires: 1/31/2027

File # 2025-7719-TH

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 4.21.2025 (date of document)

Regina Sullo

Affiant Signature

June 10, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10 day of June, 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

