Karen Johnson Davidson County
Batch# 1349881 DEEDQC
11/21/2025 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251121-0093358

Name and Address of New Owner:
Tyrone S. Corlew and Alice Corlew
3234 Spears Road
Nashville, TN 37207

Send Tax Bills To:
New Owner

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

Map & Parcel No: 050-14-0-136-00

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, **Tyrone S. Corlew, a married person,** "the Grantor," convey and quitclaim any interest they have unto **Tyrone S. Corlew and Alice Corlew, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 316, on the Plan of Parkwood Estates, Section II, of record in Book 3300, page 5, Register's Office for said County, described as follows:
>
> Beginning at a point on the Southeasterly margin of Spears Road, the common corner of Lots 316 and 357; thence with the line between said lots, Southeastwardly 113.9 feet to a point; thence Northeastwardly 117.4 feet to a point in the Southwesterly margin or Leswood Lane; thence with the margin of the same, Northwestwardly 99.45 feet to a point, the beginning of a curve; thence Westwardly around said curve, 39.27 feet to a point, in the Southeasterly margin of Spears Road; thence with the margin of the same, Southwestwardly 95 feet to the point of beginning.
>
> Being the same property conveyed to Tyrone S. Corlew and wife, Vivian Corlew by Warranty Deed from Everett Buford Watson and wife, Millie E. Edison Watson of record as Book 5171, Page 672 in the Register's Office for Davidson County, Tennessee, dated July 12, 1977 and recorded on July 15, 1977.
>
> Being also known as 3234 Spears Road, Nashville, TN 37207

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

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18th day of November, 2025.

Tyrone S. Corlew (SEAL)
Tyrone S. Corlew

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Tyrone S. Corlew** , the within named bargainor, 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 18th day of November, 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.

Shawn Cook
(Affiant)

Sworn to and subscribed before me this
28th day of October, 2025.

Notary Public
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY

File # 2025-8489-TH

True Copy Certification

I, [illegible], do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of DAVIDSON

Personally appeared before me, Leah Moore a notary public for this county and state, [illegible], who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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 November 18, 2025 (date of document)

Regina Sullo

Affiant Signature

November 21, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21 day of November, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202511210093358