Name and Address of New Owner:
Jonathan Dean Ginn
416 Cottonwood Drive
Nashville, TN 37214

Send Tax Bills To:
Same as New Owner

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

Karen Johnson Davidson County
Batch# 1363077 DEEDQC
12/30/2025 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251230-0103798

Map & Parcel No: 096-06-0-107.00

# 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, **Constance Gayle Ginn, a married woman,** "the Grantor," conveys and quitclaims unto **Jonathan Dean Ginn, a married man,** "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. 183, on the plan of Resubdivision of Lots 183 and 196 on the Plan of Cloverhill Section IV, as shown on plat of record in Plat Book 5800, page 108, 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 Constance Gayle Ginn, a married woman, by Warranty Deed from Steven Lee Shores and Carol Ann Crone of record in Instrument No. 201410270098714 Register's Office for Davidson County, Tennessee, dated October 21, 2014 and recorded on October 27, 2014.

Being improved property known as **416 Cottonwood Drive, Nashville, TN 37214.**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

**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 29 day of December, 2025, .

By: _____
Constance Gayle Ginn

STATE OF Tennessee
COUNTY OF Davidson

On this 29 day of December, 20___, before me personally appeared Constance Gayle Ginn, 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 29 day of December, 2025.

Notary Signature
My commission expires: 5-9-26




**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 29 day of December, 2025.

Notary Signature
My commission expires: 5-9-26



**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 12.29.25 .

Affiant Signature

12.29.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

