Karen Johnson Davidson County
Batch# 407059 DEEDQC
05/28/220 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200528-0054994

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2020

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-178

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
McGu Investments, LLC	Same as Owner	095-04-0-096.00
(NAME) 3825 Bedford Avenue, Suite 102	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Pagano McGuire**, a married woman (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **McGu Investments, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 103 fronts 95 feet on the Westerly side of Ridgeway Drive and runs back between lines, 200 feet on the South line and 208.65 feet on the Northerly line, which is a broken line along the Southerly line of Lots 104 and 105, to a dead line in the rear on which it measures 45 feet thereon.

Being the same property conveyed to Thomas C. Westfelt and wife, Fannie Dorothy Westfelt, by Warranty Deed from Carlton S. Clark and wife, Kitty B. Clark, of record in Book 3794, Page 76, in the Register's Office of Davidson County, Tennessee, dated July 17, 1964, and recorded on July 24, 1964. The said Thomas C. Westfelt died on October 18, 2006. Dortha Fannie Westfelt, f/k/a Fannie Dorothy Westfelt, died on December 3, 2019.

Being the same property conveyed to Elizabeth Pagano McGuire, from Diana Lynn Kratsch, Executrix for the Estate of Dortha Fannie Westfelt, by Warranty Deed dated February 27, 2020, of record as Instrument No. 20200228-0022666.

This is improved property located at 204 Ridgeway Drive, Nashville, TN 37214.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 15 day of May, 2020.

GRANTOR:

Elizabeth Pagano McGuire

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Elizabeth Pagano McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 15 day of May, 2020.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 TENNESSEE)

)

COUNTY OF DAVIDSON)

On this 8 day of April, 2020, personally appeared before me, Tiffhany Wilson, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022