Karen Johnson Davidson County
Batch# 655928 DEEDQC
06/14/2021 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210614-0079774

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater.
for this transfer is $0.00.

Affiant

Subscribed and sworn to before me.
This 3rd day of May 2021.

Notary Public

My Commission Expires: 3/6/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Address New Owners as:	Tax Bill To:	Map / Parcel
Jason Edward West 5005 Madeline Drive Nashville, TN 37211	New Owner	Map 147 Parcel 176

This instrument prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Brandon Eugene West, and Lance William West**, (hereinafter referred to as "Grantors") do hereby quitclaim, and convey unto **Jason Edward West** (hereinafter referred to as the "Grantee") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

A certain tract or parcel of land situated in the 17th Civil District of ~~Williamson~~ Davidson County, Tennessee, and being more particularity described as follows:

Being Lot No. 38 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Eugene West by David Anthony Hood via Quitclaim Deed, Instrument No. 20060905-01109322, of record in said Davidson County Register's Office. William Eugene West passed away on December 15, 2013. At the time of his death William Eugene West did not have a will.

At the time of his passing, William Eugene West had three heirs at law, his sons - Jason Edward West, Brandon Eugene West, and Lance William West. Therefore, all of them each received a one-third (⅓) interest in the Property. This passing of interest can be seen in Affidavits of Heirship that were filed on May 24th, 2021 in Instrument #'s 20210524-0069781 and 20210524-0069787 Davidson County Register of Deeds.

This is improved property known as 5005 Madeline Drive, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 8th day of May 2021.

Brandon Eugene West

Lance William West

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared **Brandon Eugene West**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville (city), Tennessee (state), this 8th day of May 2021.

Notary Public

My Commission Expires: 3/6/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared **Lance William West**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville (city), Tennessee (state), this 8th day of May 2021.

Notary Public

My Commission Expires: 3/6/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Tennessee Certification of Electronic Document

I, Robert J. Notestine, III, 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.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brian James, a notary public for this county and state, Robert J. Notestine, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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