This instrument was prepared by:

Brock East, Attorney
McCarter | East PLLC
316 West Main Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 702340 DEEDQC
08/23/2021 09:30:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210823-0113335

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Affiant

Subscribed and sworn to before me this 9 day of November, 2020.

Notary Public

My Commission Expires: 9-16-20

LAYLA R HOOD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 16, 2020

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers Account Number:
Morris Lee Tate, Jr. and Judy Dotson Tate 201 Higginson Place S. Gallatin, TN 37066	**Same**	Map No.: 140-14D Parcel.: 11

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 9 day of ~~October~~ November, 2020, by and between CHARLES WORTH TATE, unmarried, party of the first part, and MORRIS LEE TATE, JR and Wife, JUDY DOTSON TATE, parties of the second part;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part gives, transfers, assigns, conveys and quitclaims unto the parties of the second part, all his right, title and interest in and to that tract or parcel of real estate located and situated in Davidson County, Tennessee, more particularly described as follows:

BEING the same property conveyed to Charles Worth Tate, by Quitclaim Deed from Michelle Mock Tate, dated April 24, 2006, and recorded on June 8, 2006, appearing of record in Instrument Number 20060608-0067916 in the Register's Office for Davidson County, Tennessee.

BEING Unit No. 11, Linmar Place III on the Plan marked Exhibit "C" in Master Deed of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Charles W. Tate, by deed from Julie E. Omohundro, of record in Book 11261, page 698, Register's Office for Davidson County, Tennessee

THIS conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Davidson County, Tennessee.

Improved property known as 2728 Linmar Avenue, Nashville, Davidson County, Tennessee 37215.

Preparer's Disclaimer: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 9 day of December, 2020.

CHARLES W. TATE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **CHARLES W. TATE** the bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro TN Rutherford, Tennessee this 9 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 9-16-23

LAYLA R HOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2023