Prepared By: |
Aileen McCormick |
220 Page Road
Nashville, TN 37205
|
|
After Recording Return To:|
220 Page Road |
Nashville, Tennessee 37205 |
|
|
|
|

Karen Johnson Davidson County
Batch# 799523 DEEDQC
02/03/2022 08:41:15 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220203-0012690

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 31, 2021 THE GRANTOR(S),

- Eat a Biscuit, LLC, Aileen McCormick, Chairperson

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Aileen McCormick, a single person, residing at 220 Page Road, Nashville, Davidson County, Tennessee 37205

- Rhonda Linginfelter, a married person, residing at 312 East Washington Street, Athens, Limestone County, Alabama 35611

as joint tenants with rights of survivorship, the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 081 07 0 399.00

Tax Parcel Number: 081 07 0 399.00

Mail Tax Statements To:
Aileen McCormick
220 Page Road
Nashville, Tennessee 37205

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12/31/21

Aileen McC·D

Aileen McCormick, Chairperson, on behalf of Eat a Biscuit, LLC

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 23 day of December, 2021, before me personally appeared Aileen McCormick, Chairperson, on behalf of Eat a Biscuit, LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

ANNE GILLCRIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Anne Gillcrist

Notary Public

Admin Assistant

Title (and Rank)

My commission expires 11/03/2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Aileen McC·D

Affiant

Affiant's Name: Aileen McCormick

ANNE GILLCRIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

on this 31 day of January, 2022, before me personally appeared Aileen McCormick, on behalf of Eat a Biscuit, LLC, to me known to be the persons described in and who executed the foregoing oath.

Anne Gillcrist

My commission expires 11/03/2025

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

See attached

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $22,575.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2013.

Notary Public
My commission expires: 9/22/14

BILL GARRETT, Davidson County
Trans:T20130030524 DEEDWARR
Recvd: 04/15/13 11:02 2 pgs
Fees:13.00 Taxes:83.53
20130415-0036990

RACHELLE CAUDILL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

05-1303-65930

Address of New Owner:	Send Tax Bills to:	Tax Information
Eat a Biscuit, LLC c/o Aileen McCormick 905 Riverbend Road Nashville TN 37221	Eat a Biscuit, LLC c/o Aileen McCormick 905 Riverbend Road Nashville, TN 37221	081-07-0-399.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jared T. Peters, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eat a Biscuit, LLC, a Tennessee limited liability company; hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Property (erroneously referenced in prior deed as: Cephas Woodard's Subdivision of Lots 5 & 6 of the Woodard Property), of record in Book 161, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared T. Peters by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A, dated November 12, 2008, recorded December 2, 2008, of record in Instrument No. 20081202-0117010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1809 Cephas Street, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

+/-8

WITNESS my hand this 30 day of April, 2013.

Jared T. Peters

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jared T. Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30 day of April, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 7/8/2014

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY