Karen Johnson Davidson County
Batch# 851742 DEEDQC
05/06/2022 12:54:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220506-0052557

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Mighty Oak Properties, LLC-
108 Cedarvalley Court, P.S.
330 Franklin Rd.
Ste. 135A-440
Brentwood, TN 37027-3280

Send Tax Bills To:
New Owner

Map and Parcel No.
162 13 0 014.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mary E. Hiland**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Mighty Oak Properties, LLC - 108 Cedarvalley Court Series, P.S.** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plat of Cedarwood Estates, Section I, Revised, as of record in Book 4675, pages 62 and 63, Register's Office for said County.

SAID Lot fronts 37.48 feet along the curving cul-se-sac on the northerly margin of Cedarvalley Court and runs back 195.01 feet on the easterly line and 134.99 feet on the westerly line to a line in the rear, measuring 167.03 feet thereon.

Being the same property conveyed to **Jerry G. Hiland and wife, Mary E. Hiland**, by Warranty Deed dated June 28, 1985, from **Roy Beasley and wife, Jeanette Beasley**, recorded in Book 6596, Page 137, Register's Office of Davidson County, Tennessee. Whereas Jerry G. Hiland died on February 26, 2020, and Mary E. Hiland became the sole owner of the above-mentioned property.

This conveyance is subject to all matters of record.

This is improved property known as: **108 Cedarvalley Court, Nashville, Tennessee 37211**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 2nd day of May 2022.

Mary E. Hiland
Mary E. Hiland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mary E. Hiland**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May 2022.

Notary Public

My Commission Expires:
07/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Mary Elizabeth Hiland
Affiant

Sworn to and subscribed to before me, this the 2nd day of May 2022.

Notary Public

My Commission Expires:
07/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023