Karen Johnson Davidson County
Batch# 871671 DEEDQC
06/15/2022 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220615-0068194

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 8th day of June, 2022.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
Tyler Waldron and Adriana Driggs
504 Silas Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map & Parcel: 060-13-0-072.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Tyler Joseph Waldron, a single man**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Tyler Joseph Waldron, a single man, and Adriana Driggs, a single woman, as joint tenants with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Trinity Hills Village, Section One, Second Addition, of record in Book 4175, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southeasterly margin of Silas Drive, common corner of Lots Nos. 62 and 63; thence with the line between said two lots southeasterly 90.7 feet to a concrete monument; thence with the line between Lots 62 and 64 south 65 degrees 14 minutes east 41.3 feet to a concrete monument; thence with the line between Lots 62 and 60 north 1 degrees 53 minutes west 74.3 feet to a concrete monument; thence northwesterly with the line between Lots Nos. 61 and 62, 73.0 feet to a concrete monument in the southeasterly margin of Silas Drive; thence with said margin southwesterly 59.7 feet to the point of beginning.

Being the same property conveyed to Tyler Joseph Waldron, a single man, from Ronald Gunn, Sr., married, by Warranty Deed, of record in Instrument No. 202206150068192, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 504 Silas Drive, Nashville, Tennessee 37207.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 8th day of June, 2022.

Tyler Joseph Waldron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Tyler Joseph Waldron, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of June, 2022.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 8, 2022.

J. Carlton Drumwright

June 8, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 8, 2022.

Notary

My Commission Expires: 12/18/22

