Karen Johnson Davidson County
Batch# 874713 DEEDQC
06/21/2022 10:20:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220621-0070186

NEW OWNER:
James Roy Malone
176 Woodson Ln.
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
133-07-234.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **James Roy Malone,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto James Roy Malone, unmarried**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 44 on the Plan of Parma Heights Subdivision, of record in book 2133, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot 44 fronts 60 feet on the northerly side of Woodson Lane And extends back between parallel lines 169.69 feet on the east side and 168.66 feet on the west side to a rear line measuring 60 feet more or less.

Being the same property conveyed to Betty Ruth J. Malone by deeds of record in Instrument No. 20080919-0095489 and Instrument No. 20140117-0004853. The said Betty Ruth J. Malone having since died, property is vested in James Roy Malone, her sole heir, as evidenced by a Last Will and Testament of record in Instrument No. 20220512-0054300 and an Order for Muniment of Title of record in Instrument No. 20220512-0054299, Register's Office for Davidson County, Tennessee.

This is improved property known as 176 Woodson Lane, Nashville, TN 37211.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 9th day of June, 2022.

James Roy Malone

59STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James Roy Malone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 9th day of June, 2022.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 9th day of June, 2022.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My commission expires: 3/7/2023

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027