Karen Johnson Davidson County
Batch# 945368 DEEDQC
11/29/2022 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221129-0124967

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-PA-1318-SF

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Howard Mercer, III, Stephanie Eilene Pedigo,	Legacy Home Loans	
(NAME)	(NAME)	
1318 McAlpine Avenue	2 Cadillac Drive	**061 16 0 204.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM MERCER, JR. AND ANITA MERCER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **WILLIAM HOWARD MERCER, III, AN UNMARRIED PERSON AND STEPHANIE EILENE PEDIGO, AN UNMARRIED PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50.1 feet of Lot No. 48 on the Plan of Kennedy & Graves Subdivision of Blocks C & D, Monte Vista of record in Plat Book 843, Page 14, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 48 fronts 50.1 feet on the Southerly side of McAlpine Avenue, and runs back between parallel lines, 388.5 feet to a dead line.

Being the same property conveyed to William Mercer, Jr. and Anita Mercer, Husband and Wife, and William Mercer, III, A Single Man, and Stephanie Pedigo, A Single Woman, Joint Tenants with Right of Survivorship, by Quitclaim Deed from William Mercer, Jr. and Anita Mercer, Husband and Wife, and William Mercer, III, A Single Man, of record in Instrument No. 20210325-0039750, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021 and recorded on March 25, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 1318 McAlpine Avenue, Nashville, TN 37216.

Witness my/our hand(s) this the 22 day of November, 2022.

William Mercer, Jr

Anita Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~17th~~ 22nd day of November, 2022, before me personally appeared William Mercer, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~17th~~ 22nd day of November, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~17th~~ 22nd day of November, 2022, before me personally appeared Anita Mercer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~17th~~ 22nd day of November, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
William Howard Mercer, III, Stephanie Eilene Pedigo, William Mercer, Jr, and Anita Mercer
1318 McAlpine Avenue
Nashville, TN 37216

True Copy Certification

I, **Pam Autry,** 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 this the 22nd day of November, 2022.

Affiant Signature
Date 11/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON