Karen Johnson Davidson County
Batch# 950769 DEEDQC
12/13/2022 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221213-0129117

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 21st DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 09/07/2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

N-QCD-16-2825

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MWBT Freight llc , a Tennessee Professional Limited Liability Company		
(NAME) **2825 Cato Ridge Drive,**	(NAME) **same**	**058-09--0-A-262.00CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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, **CELESTA WILLIAMS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MWBT Freight llc , A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and 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 Lot No. 311, on the Plan of Jordan Ridge at Eaton's Creek, Phase 9, of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Celesta Williams, Unmarried from Taylor Ewin and Celesta Ewin by Quitclaim Deed of record in Instrument Number 20161121-0122457 in the Register's Office for Davidson County, Tennessee.

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 **improved** property known as: **2825 Cato Ridge Drive, Nashville, Tennessee 37218.**

Witness my/our hand(s) this the 29th day of November, 2022.

Celesta Williams

Celesta Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CELESTA WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 09-07-2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 11/29/2022(date of document).

Affiant Signature

Date 12/08/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 08 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026