Karen Johnson Davidson County
Batch# 953261 DEEDQC
12/19/2022 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221219-0131127

TENNESSEE NOTARIAL CERTIFICATE

(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Rachel Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Nebraska

County of Douglas

Personally appeared before me, Holly Vaughan HV. ~~Rachel Mason~~ a notary public for this county and state, Rachel Mason who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

GENERAL NOTARY - State of Nebraska
HOLLY M. VAUGHAN
My Comm. Exp. February 4, 2026

Holly M. Vaughan
Notary Signature

Seal

My commission expires: 2/4/26

Prepared By

Fidelity National Title Group
2533 North 117th Ave,
Omaha, NE 68164

After Recording, Mail Document To
Owner/Responsible Taxpayer

Kudzu Real Estate, Inc
203 Point East Dr.
Nashville, TN 37216

Tax Parcel ID #: 043-09-0-159.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL READ** (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to **KUDZU REAL ESTATE, INC** (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

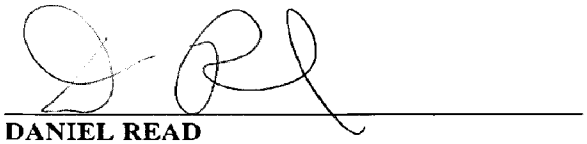
Land in Davidson County, Tennessee, being the Westerly 41 feet of Lot 34 of Block "C" on the map of Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee. Said part of Lot 34 fronts 41 feet on the Southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

Being a portion of the same property conveyed to Lindsy Marie Read and Alana Williamson by Cash Deed for Tennessee from The Secretary of Housing and Urban Development of Washington D. C of record in Instrument No. 20170601-0054465 Register's Office for Davidson County, Tennessee, dated May 09, 2017 and recorded on June 01, 2017.

**Said property is unimproved land and not the primary residence of the Grantor.

This is **unimproved** property known as: **304 Cumberland Ave, Madison, Tennessee 37115**

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



DANIEL READ
Grantor

12/12/22
DATE

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Reed whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of December, 2022

Irene A Wade

Notary Public

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-6-2023

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this 12 day of December, 2022

Irene A Wade

Notary Public

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-6-2023