Karen Johnson Davidson County
Batch# 953378 DEEDQC
12/20/2022 10:15:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221220-0131277

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS
Westchester Properties LLC
5206 Dove Trail
Hermitage, TN 37076

SEND TAX BILLS TO:
Westchester Properties LLC
5206 Dove Trail
Hermitage, TN 37076

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Eric J. Buchanan, an unmarried man, Grantor, by these presents do hereby quitclaim and convey unto Westchester Properties LLC, a Wyoming Limited Liability Company, Grantee, their successors and/or assigns all of my interest in the following described tracts or parcels of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3, on the Plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eric J. Buchanan, an unmarried man, by Special Warranty Deed from Fannie Mae a/ka/ Federal National Mortgage Association dated September 7, 2010 of record in Instrument Number 20101005-0079557, Register's Office for Davidson County, Tennessee.

This is real property known as 208 & 210 Tuckahoe Square W, Nashville, TN 37207. Map/Parcel 041150-092.00.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 18 (incorrectly described as Lot 187 in previous deeds) on the plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which a reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric J. Buchanan by Special Warranty Deed dated 11/17/11 from Federal National Mortgage Association of record in Instrument No. 20111220-0099394, Register's Office for Davidson County, Tennessee.

This is real property known as 1321 Westchester Drive, Nashville, TN 37207. Map/Parcel 041150-109.00.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 17 on the plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which a reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Buchanan by Special Warranty Deed dated 1/26/10 from Federal National Mortgage Association (Fannie Mae) of record in Instrument No. 20100224-0013983, Register's Office for Davidson County, Tennessee.

This is real property known as 1325 Westchester Drive, Nashville, TN 37207. Map/Parcel 041150-108.00.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 16 on the plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric Buchanan by Special Warranty Deed dated 3/18/11 from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument Number 20110502-0033326, Register's Office for Davidson County, Tennessee.

This is real property known as 1329 Westchester Drive, Nashville, TN 37207. Map/Parcel 041150-107.00.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric Buchanan by Special Warranty Deed 10/28/09 from Federal Home Loan Mortgage Corporation of record in Instrument Number 20091123-0107238, Register's Office for Davidson County, Tennessee.

This is real property known as 1332 Westchester Drive, Nashville, TN 37207. Map/Parcel 041150-099.00.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric J. Buchanan, unmarried by Special Warranty Deed dated 4/13/11 from Fannie Mae A/K/A Federal National Mortgage Association being of record in Instrument Number 20110418-0029666, Register's Office for Davidson County, Tennessee.

This is real property known as 1333 Westchester Drive, Nashville, TN 37207. Map/Parcel 041150-106.00.

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 52 on the plan of Chesapeake Homes, Section Three, of record in Book 5200, Page 640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric J. Buchanan by Warranty Deed dated 9/20/18 from 1 Public Homes, LLC, a Tennessee limited liability company of record in Instrument Number 20180924-0094241, Scrivener's Affidavit of record in Instrument Number 20181022-0104433, Register's Office for Davidson County, Tennessee

This is real property known as 3329 Chesapeake Circle, Nashville, TN 37207. Map/Parcel 050100-082.00CO.

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 46 on the Plan of Cluster Lot Subdivision Chesapeake Homes, Section Six, Phase Two of record in Plat at Instrument Number 20020626-0077004 in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric J. Buchanan, single by Warranty Deed dated 3/7/19 from Ralph Bond McLeary of record in Instrument Number 20190311-0021821, Register's Office for Davidson County, Tennessee.

This is real property known as 3324 A Moorewood Drive, Nashville, TN 37207. Map/Parcel 050100C-314.00-CO.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 14 day of December, 2022.

Eric J. Buchanan

Eric J. Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric J. Buchanan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2022.

Tammy D. Mellons
Notary Public

My Commission Expires: 1/8/2024

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Eric J. Buchanan
Affiant

Sworn and subscribed before me, this the 14th day of December, 2022.

Tammy D. Mellons
Notary Public

My Commission Expires: 1/8/2024

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY