QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 968756 DEEDQC
02/08/2023 09:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230208-0009138

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22589859
7292001?-8484176

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Charles H. Buchanan and Gwenell N. Buchanan**
Address of New Owner(s): **1715 WINDOVER Drive, Nashville, TN 37218**

Property ID NUMBER: 06911002600

THIS INDENTURE, made and entered into this 2nd day of Feb, 2023, by and between **Charles H. Buchanan** party of the first part, and **Charles H. Buchanan and Gwenell N. Buchanan, husband and wife as Joint Tenants with Rights of Survivorship** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LOT NO. 12 ON THE PLAN OF GARDNER'S GOLD COAST SUBDIVISION, AS OF RECORD IN BOOK 2133, PAGE 79, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 125 FEET ON THE SOUTHEASTERLY SIDE OF WINDOVER DRIVE AND RUNS BACK 370.1 FEET ON THE NORTHEASTERLY LINE AND 226.2 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 224.9 FEET.

For Information Purposes Only:

Being the same property conveyed to Charles H. Buchanan, by deed dated July 24, 2002 of record in Deed Instrument/Case No. 20020724-0089079, in the County Clerk's Office.

TMS: 06911002600

Property Address: 1715 WINDOVER Drive, Nashville, TN 37218

This conveyance is subject to 2022 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 72920017 QC101 01 0505

WITNESS the signature of the said party of the first part the day and year first above written.

Charles H. Buchanan

STATE OF TN

COUNTY OF Davidson

Acknowledgement

On this 2 day of Feb, 2023, before me personally appeared Charles H. Buchanan, 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 and seal, this 2 day of Feb 2023.

Signature of Notary Public

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MCD 72920017 QC101 01 0505

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason** – See TN Code Section 66-5-209 **(5) Transfers made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity of one (1) or more of the transferors;**

Charles H. Buchanan

Gwenell N. Buchanan

Subscribed and sworn to before me this 2 day of Feb 2023.

Notary Public Signature
My commission expires: 2/26/24

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MCD 72920017 QC101 01 0505

202302080009138

Tennessee Certification of Electronic Document

I, James H. Buchanan, 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 02/02/2023 (date of document).

Affiant Signature

02/02/2023
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2 day of Feb, 2023.

Notary Signature

My Commission Expires: 2/26/24

Notary Seal:

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MCD 72920017 QC101 01 0505

202302080009138

Tennessee Certification of Electronic Document

I, Sam Rider , 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 February 2, 2023 (date of document).

Affiant Signature

Feb 6, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 06 day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE