Karen Johnson Davidson County
Batch# 974223 DEEDQC
02/24/2023 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230224-0013374

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Belcher Sykes Harrington, PLLC**
320 Seven Springs Way, Suite 110, Brentwood, TN 37027

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
Jesse L. Tate and Carolyn H. Tate, Trustees of the Tate Family Tennessee Community Property Trust dated January 27, 2023	-Same-	118 13 0 108.00
5107 Pheasant Run Trail		
Brentwood, TN 37027		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **JESSE L. TATE and CAROLYN H. TATE**, do hereby convey unto **JESSE L. TATE and CAROLYN H. TATE, TRUSTEES OF THE TATE FAMILY TENNESSEE COMMUNITY PROPERTY TRUST dated January 27, 2023**, all of our right, title and interest in and to the following described tract or parcel of land, located in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the re-subdivision of Lot No. 23, Yearwood Subdivision, of record in Book 2854, page 96, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 111 feet on the East side of Lealand Lane and runs back between lines 100.8 feet on the North line and 125.9 feet on the South line to a dead line on which it measures 97 feet.
>
> Being the same property conveyed to Jesse L. Tate and wife, Carolyn H. Tate, by Quitclaim Deed from Carolyn H. Tate, of record in Instrument No. 20230223-0012899, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to minimum building setback lines; public utility and drainage easement; and any other matters as shown on the plat of record in Plat Book 2854, page 96; all of the Register's Office for Davidson County, Tennessee.

This description is the same description provided in the previous deed of record.

This is improved property located in Davidson County, Tennessee known as 3700 A & B Lealand Lane, Nashville, Tennessee 37204.

Said property is also conveyed subject to any and all other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of January, 2023.

Jesse L. Tate

Carolyn H. Tate

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSE L. TATE** and **CAROLYN H. TATE**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this 27th day of January, 2023.

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 10-07-23

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

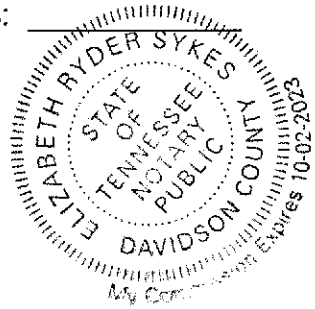
The actual consideration or value of this transfer is $____- 0 -____.

Affiant

Sworn to and subscribed before me this
27th day of January, 2023.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 January 27, 2023.

February 24, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of February, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

