Karen Johnson Davidson County
Batch# 975108 DEEDQC
02/28/2023 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0014289

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF FEBRUARY, 2023.

STATE OF TENNESSEE NOTARY PUBLIC — ERROL MCADOO JR — DAVIDSON COUNTY

Notary Public

My Commission Expires October 2, 2023

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Matthew A. McAdoo, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CELESTE ROSE WILSON, DANIEL ALEXANDER HORWITZ CELESTE PAGE KRUGMAN (NAME)	**CELESTE ROSE WILSON, DANIEL ALEXANDER HORWITZ CELESTE PAGE KRUGMAN** (NAME)	**10414 009100**
2807 WESTMORELAND DRIVE NASHVILLE, TN 37212-4714 (ADDRESS)	**2807 WESTMORELAND DRIVE NASHVILLE, TN 37212-4714** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17th day of February, 2023, the undersigned, **CELESTE ROSE WILSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **CELESTE ROSE WILSON, AN UNMARRIED WOMAN, AND DANIEL ALEXANDER HORWITZ AND CELESTE PAGE KRUGMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **2807 WESTMORELAND DRIVE, NASHVILLE, TN 37212** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 34 on the Plan of Bransford Realty Company's Subdivision of Westmoreland of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 34 fronts 35.0 feet on the Southerly margin of Westmoreland Drive and extends back 174.0 feet on the Easterly line and 177.0 feet more or less on the Westerly line to a dead line at an alley in the rear measuring 47.0 feet thereon.

Being the same property conveyed to Celeste Rose Wilson, an unmarried woman by Warranty Deed from Douglas M. Revere and Adele D. Revere, husband and wife, recorded on the 20th Day of June 2016 at Instrument #20160620-0062446, in the Register's Office in Davidson County, Tennessee.

This improved property more commonly known as 2807 Westmoreland Drive, Nashville, Tennessee 37212

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of February, 2023.

GRANTOR: CELESTE ROSE WILSON

x Celeste Rose Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Houston T Shumate a Notary Public of the aforesaid authority, **CELESTE ROSE WILSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 17th day of February, 2023.

Notary Public

05/09/2023
My Commission Expires

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 17, 2023**.

Affiant Signature

2/17/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **17** day of **February**, 20**23**.

Notary Public

Notary's Seal:

