THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Katey Meushaw
256 Sunrise Ave
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
13302000300

State of Tennessee
County of DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SHEA KIRKLAND
My Commission Expires
NOTARY PUBLIC
February 10, 2026
HENRY COUNTY, GEORGIA

Subscribed and sworn to before me, this the 16th day of February, 2023.

Shea Kirkland
Notary Public

My Commission Expires:
2/10/2026

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL CHASE** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **KATEY MEUSHAW**, HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 256 Sunrise Avenue, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of February, 2023.

Karen Johnson Davidson County
Batch# 979775 DEEDQC
03/13/2023 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0017983

By: Michael Chase

STATE OF Georgia
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Chase**, the Grantor, with whom I am ~~personally acquainted, (or proved to me on the basis of satisfactory evidence) and who~~ acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2023.

SHEA KIRKLAND
My Commission Expires
NOTARY PUBLIC
February 10, 2026
HENRY COUNTY, GEORGIA

My commission expires: 2/10/2026

Shea Kirkland
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of William Lee Subdivision of Roth Property of record in Plat Book 1130, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 60 feet on the northerly margin of Sunrise Avenue and extends back 179.76 feet on the easterly line ~~and 179.11 feet on the westerly line to a dead line in~~ the rear, measuring 60 feet thereon.

Being the same property conveyed to Katey Meushaw and Michael Chase, wife and husband, by Warranty Deed from Andrew Terrell, unmarried, dated September 10, 2014, of record in Instrument Number 20140916-0084643, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-16-23.

Affiant Signature

3-13-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY