QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1008052 DEEDQC
05/26/2023 09 53 30 AM 2 pgs
Fees $12 00 Taxes $0 00

20230526-0039834

G-VRES-23-2144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN C E BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nicholas Stephen White and Katherine Dillon	**New Owners**	
(NAME)	(NAME)	
2144 Sanborn Drive		**095-10-0-113-00 AND 095-10-0-114-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-3310		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS STEPHEN WHITE, A SINGLE PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NICHOLAS STEPHEN WHITE, A SINGLE PERSON AND KATHERINE DILLON, A SINGLE PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract One:
All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 3rd Civil District of Davidson County, Tennessee, being the westerly part of the northerly 140 feet of Lot 209, Section III, Elm Hill Acres, as of record in Book 2330, Pages 77, Register's Office for said County, described as follows·

Beginning at an iron pin on the east margin of Sanborn Drive, at the common corner of Lots 208 and 209, then north 82 degrees 57" east with the boundary line of said lots, 366 5 feet; thence South 14 deg 17° 50" East 70 feet to a point; thence South 82 deg 57° West 100 feet to a point, thence South 7 deg 30° East 70 feet to a point in the east margin of Sanborn Drive; thence with the margin of the same, North 7 deg. 30° West 140 feet to the point of beginning

Tract Two:
All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

Being a part of Lot No. 209, Section III, Elm Hill Acres, as of record in Book 2330, Page 77, Register's Office for said County, and more particularly described as follows·

Beginning at an iron pin on the east margin of Sanborn Drive, at the common comer of Lots 208 and 209; thence North 82 degrees, 57° East with the boundary line of said lots, 366 5 feet; thence South 14 degrees 17° 50" East 70 feet to a point; thence South 82 degrees 57° West 100 feet to a point, thence South 7 degrees 30° East 90 feet to a point in the east margin of Sanborn Drive, thence with the margin of the same, North 7 degrees 30° West 160 feet to the point of beginning

As to Tract One and Tract Two:
Being the same property conveyed to Nicholas Stephen White by Warranty Deed from James R. McPherson and Christy A McPherson of record in Instrument No 20230515-0036304, Register's Office for Davidson County, Tennessee, dated May 11, 2023

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as· **2144 Sanborn Drive, Nashville, Tennessee 37210-3310**.

Witness my/our hand(s) this the 11 day of May, 2023

Nicholas Stephen White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS STEPHEN WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 11 day of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

LOGAN C E BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212