Karen Johnson Davidson County
Batch# 1037662 DEEDQC
08/11/2023 04:21:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230811-0062694

Prepared By:
Christy Pruitt-Haynes
209 Craigmeade Dr.
Nashville, TN 37214

After Recording Return To:
209 Craigmeade Dr
Nashville, Tennessee 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
11 Day of August, 2023.
_____, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 01, 2023 THE GRANTOR(S),

- Julian L. Magee, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Christy M. Pruitt-Haynes, a single person, residing at 209 Craigmeade Dr, Nashville, Davidson County, Tennessee 37214

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

LOT 1 SEC 1 CRAIGMEADE & 50 STRIP OF LAND`

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer as part of the division of property in a divorce

Tax Parcel Number: 095 02 0 165.00

Mail Tax Statements To:
Christy M. Pruitt-Haynes
209 Craigmeade Dr
Nashville, Tennessee 37214

[SIGNATURE PAGE FOLLOWS]

Land in Davidson County, TN being Lot # 1 on the Plan of Craigmeade Subdivision, Section 1 of record in Plat Book 2900, Page 121 in the Registrar's office for Davidson County, TN to which Plan reference is hereby made for a complete description of the Property.

Tract 2
Land in Davidson County, TN being Parcel 1 on the Plan of Briley's Corner of record in Book 6900, Page 133 Registrar's office of Davidson County, TN

Being the same property conveyed to Julian Magee & Christy Pruitt Haynes, Husband & wife by by Warranty deed from Erin E. Kavanaugh, unmarried of record in Instrument # 20180612-00563 92 Registrar's office Davidson County, TN dated 6/8/2018 recorded on 6/12/2018

Grantor Signatures:

DATED: August 8, 2023

Julian L. Magee
4242 Laclade Ave #223
St Louis, Missouri, 63108

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 8th day of August 2023, before me personally appeared Julian L. Magee, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

ADRIANNE RENAE PRUITT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2026
DAVIDSON COUNTY

Adrianne Renae Pruitt
Notary Public

signing agent
Title (and Rank)

My commission expires 3/3/2026

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: Christy Pruitt Haynes