File: 2023-36

Karen Johnson Davidson County
Batch# 1037812 DEEDQC
08/14/2023 09 51 19 AM 2 pgs
Fees $12 00 Taxes $0 00

20230814-0062857

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day of July, 2023

Notary Public

MY COMMISSION EXPIRES 2/2/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
2615 Medical Center Pkwy, suite 1560
Murfreesboro, TN 37129

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Nicholas E. Davis	New Owner	
(NAME) 3000 Knobview Dr.	3000 Knobview Dr	**085 05 0 013.00**
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Megan Vinson Davis,** has this day bargained and sold and does hereby transfer and convey unto, **Nicholas E. Davis,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit·

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Lincoya Hills, Section Four, of record in Book 2330, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas E. Davis and wife, Megan Vinson Davis, by Warranty Deed from Thomas G. Gregory, unmarried, dated August 30, 2010, and recorded August 31, 2010, in Instrument No. 20100831-0069074, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

improved property known as **3000 Knobview Dr., Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand(s) this 5th day of July 2023.

Megan Vinson Davis

Megan Vinson Davis

STATE OF: TENNESSEE

COUNTY OF: DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Megan Vinson Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of July, **2023**.

My Commission Expires: 2/24/26

Danny Lee Smith

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
2615 Medical Center Pkwy, suite 1560
Murfreesboro, Tn. 37129
(615)956-6466