Karen Johnson Davidson County
Batch# 1039507 DEEDQC
08/17/2023 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $2,066.64
20230817-0064319

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue
Suite 205
Nashville, TN 37215
(615) 383-4429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $558,550.00.

Affiant

Subscribed and sworn to before me, this 17th day of August, 2023.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/24

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Celeste M. Reed 212 Lauderdale Road Nashville, TN 37205	New Owner	Map and Parcel No. 103-12-135

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, D. Donald Welch, Jr. (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Celeste M. Reed, her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 212 Lauderdale Road, Nashville, TN 37205

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2023.

D. Donald Welch, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named D. Donald Welch, Jr., the bargainor, 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 at office, this 17th day of August, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Being Lot No. 32 of Block "C" on the Plan of Cherokee Park Second Section, of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Celeste M. Reed and spouse, D. Donald Welch, Jr. by deed from Celeste M. Reed, formerly known as Celeste Reed Harrison, of record in Instrument No. 20011016-0112710, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/17/23 (date of document).

Affiant Signature

8/17/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY