Karen Johnson Davidson County
Batch# 1039827 DEEDQC
08/17/2023 04 28 05 PM 2 pgs
Fees $12 00 Taxes $0 00
20230817-0064426

This Instrument Prepared by and Return To:
George W. Maiden, Attorney
498 Halle Park Drive
Collierville, TN 38017
901-861-4660

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That I/We, Jason Tidwell, single, and Clay Tate, married, for and in consideration of $10 00 Dollars, do/does hereby bargain, sell, remise, release, quit claim and convey unto Eight Fifty Three Belton Drive, LLC, all my/our right, title, and interest in and to the following described real estate located in County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee being Lot 345, on the Plan of Brook Meade, Section IX, of record in Plat Book 2331, Pages 34-35, in the Register's Office for said County.
Said Lot No. 345 fronts 114 feet on the southerly margin of Belton Drive and extends back between lines 391.5 feet on the easterly side and 390.6 feet on the westerly side, to a dead line in the rear measuring 113.1 feet thereon.

Being the same property conveyed to Clay Tate and Jason Tidwell by Warranty Deed from Renata Betulah Alexandre recorded in Instrument Number 20221115-0121629, in the Register's Office of Davidson County, Tennessee.

Clay Tate, one of the herein referenced Grantor(s), is a married person, but neither he nor his spouse has ever occupied the subject property as his, her, or their primary residence. Consequently, no spousal joinder herein is required.

I (We) do hereby quit claim the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me (us), but not further or otherwise.

IN TESTIMONY WHEREOF, I (We) have executed this Instrument this the 9th day of August, 2023.

Clay Tate

Jason Tidwell

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public in and for the state and county aforesaid, personally appeared Clay Tate and Jason Tidwell, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Witness my hand and notarial seal at office this the 9th day of August 2023

Commission Expiration: 10-20-2026

Notary Public

REBEKAH PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 10-20-2026

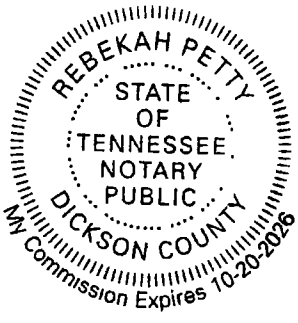
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I or we do hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Affiant

Notary Public

Notary Commission Expires: 10-20-2026



Property Owner & Address.
Eight Fifty Three Belton Drive, LLC
2306 Cruzen Street
Nashville, TN 37211

Property Address:
853 Belton Drive
Nashville, TN 37205

Parcel ID: 115-02-0-053.00

Send Tax Bills To.
Eight Fifty Three Belton Drive, LLC
2306 Cruzen Street
Nashville, TN 37211

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE SEARCH AND FURTHERMORE WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE INFORMATION FURNISHED FURTHERMORE, PREPARER IS NOT GIVING ANY TAX OR INVESTMENT ADVICE CONCURRENT WITH PREPARATION OF THIS DOCUMENT. FURTHERMORE, GRANTOR(S) FULLY UNDERSTANDS THE CONSEQUENCES OF THIS TRANSFER