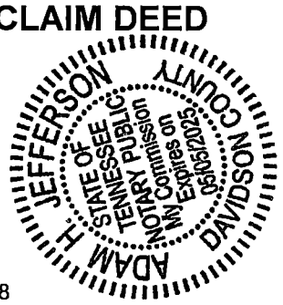
QUITCLAIM DEED



AJ-AOH-QCD-23-3238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES _____ (AFFIX SE

Karen Johnson Davidson County
Batch# 1044695 **DEEDQC**
08/31/2023 10 46 31 AM 2 pgs
Fees $12 00 Taxes $0 00

20230831-0068272

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Patrick Carney and Alvin L. Carney, Sr.	**New Owners**	
(NAME)	(NAME)	
3238 Mexico Drive		**08008025800**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alf Carney, Alvin L. Carney, Sr., and Christopher P. Carney,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Alvin L. Carney, Sr., and Patrick Carney,** hereinafter called the Grantees, their heirs, successors, and assigns, all Grantors' 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

Being Lot No 44 on the Plan of Section IV, Bordeaux Hills, of record in Book 3600, page 49, in the Register's Office for said County, as follows

Said Lot No 44 fronts 55 24 feet on the easterly side of Mexico Drive, and extends back 126 5 feet on the northerly line and 126 05 feet on the southerly line to a dead line in the rear on which it measures 56 24 feet

Being the same property conveyed to **Eva M. McDonald a/k/a Eva M. Carney** by **Quitclaim Deed** from **Johnnie W. McDonald, Sr., and wife, Mary Ella McDonald**, of record in **Book 9098, Page 26**, in the Register's Office for Davidson County, Tennessee

The said **Eva M. McDonald a/k/a Eva M. Carney** having since died intestate on November 20, 2022, the property of the said **Eva M. McDonald a/k/a Eva M. Carney** vesting at her death in **Alf Carney, Alvin L. Carney, Sr., and Christopher P. Carney**, as evidenced by Affidavits of Heirship of record in Instrument Nos **20230829-0067677** and **20230829-0067678,** Register's Office for Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due

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 **3238 Mexico Drive, Nashville, TN, 37218**

Witness my hand this the 15 day of August, 2023

Alf Carney

Alf Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Alf Carney,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 8th day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Alvin L. Carney, Sr.

Alvin L. Carney, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Alvin L. Carney, Sr.,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 8th day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

Christopher P. Carney

Christopher P. Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Christopher P. Carney,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 11th day of August, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON