Karen Johnson Davidson County
Batch# 1046749 DEEDQC
09/06/2023 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230906-0070027

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 31st day of August, 2023.

Notary Public
My commission expires: 6/14/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
Omar D. Braden		
4255 Kings Road	New Owner	058-00-0-027.00
Nashville, TN, 37218		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Latda Vaughan, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of her right, title and interest unto Omar D. Braden, unmarried, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 13th, formerly the 23rd, Civil District of said County and State, described according to a survey made by Hickerson- Miller, Engineers-Surveyors, June 7, 1957, as follows:

Beginning at an iron pin on the Easterly margin of Cato Road, Southerly 580 feet from the Southwest corner of the property conveyed to William Burton Clinard and wife, by deed from Andy Glaus, Jr. and wife, of record in Book 2395, page 353, Register' s Office for said county; thence North 64 degrees East 421.5 feet to the center of Eaton' s Creek; thence with same, South 6 degrees 30 minutes East 120 feet, South 20 degrees 45 minutes East 88 feet, South 18 degrees West 52 feet, South 30 degrees 51 minutes West 195 feet, South 6 degrees 51 minutes West 220 feet and continuing with said Creek, South 12 degrees 51 minutes West 152 feet to the Northeast corner of said Cato Road and a 50-foot County Road; thence with the Easterly margin of said Cato Road, North 17 degrees 44 minutes West 492 feet and North 33 degrees 22 minutes West 164 feet to the beginning containing 3.3 acres, more or less.

Being the same property conveyed to Omar D. Braden and Latda Vaughn by Quitclaim Deed from B&D Development Group, LLC, a Limited Liability Company of record in Instrument No. 20230802-0059689 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 2, 2023. Being the same property conveyed to B&D Development Group, LLC, a Limited Liability Company by Warranty Deed from Charles L. Howard, Sr. and wife, LaYvonne M. Howard of record in Instrument No. 20220408-0041431 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 8, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4324 Cato Road, Nashville, TN 37218.**

Witness my/our hands this 31st day of August, 2023.

Latda Vaughan

Latda Vaughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Latda Vaughn, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who upon oath acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2023.

Notary Public

My Commission Expires: 6/4/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/31/2023.

D. Shayne Adair

9/1/2023
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 1 day of September 2023.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026