THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Manning Carroll Law LLC
Allison Manning-Carroll, Esq
P O Box 282067
Nashville, TN 37228

Karen Johnson Davidson County
Batch# 1058448 DEEDQC
10/06/2023 10 02 50 AM 2 pgs
Fees $12 00 Taxes $0 00

20231006-0078755

RENEE E SINNOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/07/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

L. Welch
Affiant

Subscribed and sworn to before me this 26th day of July, 2023

Renee E. Sinnott
Notary Public
My commission expires 09/07/2026

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO
LaShanna Welch 3308 Cocoa Dr Nashville, TN 37218	**Same**	**080 07 0 127.00**

QUITCLAIM DEED

PREPARATION OF THIS INSTRUMENT DOES NOT IMPLY ANY REPRESENTATION BY THE PREPARER AS TO THE STATUS OF TITLE OR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION OR AS TO ANY TITLE EXCEPTIONS NOTED OR OMITTED. PREPARER HAS PROVIDED NO TAX ADVICE REGARDING THIS TRANSACTION.

THIS INDENTURE is made the 26th day of July, 2023, between **LASHANNA WELCH** (hereinafter "Grantor" or "Executrix"), and **LASHANNA WELCH** (hereinafter "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, and assigns).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and by these presents does hereby bargain, sell, release, remise, and forever quitclaim unto the said Grantee such of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee:

IN DAVIDSON COUNTY, TENNESSEE.

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $0.00.

Land in Davidson County, Tennessee, being Lot No. 464 on the Plan Bordeaux Hills, Section 9, of record in Plat Book 4509, Page 197, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eugene Russell and wife, Mary Russell, by Randall Phillips Builders, Inc , by warranty deed in Book 4509, page 197 recorded in the Register's Office for Davidson County, Tennessee on June 8th, 1971. Eugene Russell, having since passed away on April 21, 2019, and leaving said property vested in wife, Mary Russell as the surviving tenant by the entirety. Mary Russell, having passed away on November 24th, 2020, leaving the real property to LaShanna Welch by Will of Record in Davidson County Probate Court, case number 21P1329.

This is improved property known as 3308 Cocoa Drive, Nashville, Tennessee, 37218.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 21th day of July, 2023.

LASHANNA WELCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in the aforementioned county and state, personally appeared LaShanna Welch, the within named bargainer, 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 of his own free will and for the purposes therein contained.

Witness my hand and seal in NASHVILLE, Tennessee this 26th day of July, 2023.

Notary Public
My Commission Expires: 09/07/2026

