Karen Johnson Davidson County
Batch# 1058830 DEEDQC
10/06/2023 03 21 56 PM 2 pgs
Fees $12.00 Taxes· $0 00
20231006-0078990

After Recording Return To:
Eric J. Buchanan
5206 Dove Trail,
Hermitage, TN 37076

Send Tax Bills to:
Eric J. Buchanan
5206 Dove Trail
Hermitage, TN 37076

Instrument Prepared by:
Stafford Land Title, LLC
2687 Townsend Ct., Suite C
Clarksville, TN 37043

Property Owner-Name and Address
Eric J. Buchanan
5206 Dove Trail
Hermitage, TN 37076

Tax Map/Parcel: 50 10 C 314.00

QUITCLAIM DEED

FOR AND IN CONSIDERATIONS OF the sum of One Dollar ($1.00) and other good and valuable consideration, We, the Grantors, **Westchester Properties, LLC, a Wyoming Limited Liability Company** have remised and QUIT CLAIMED and by these presents do transfer and convey unto the Grantee, **Eric J. Buchanan, an unmarried man** all of right, title, and interest in a certain tract or parcel of land in Montgomery County, State of Tennessee, more particularly described as follows.

Being Lot No. 46, on the Plan of Cluster Lot Subdivision Chesapeake Homes, Section Six, Phase Two of record in Plat at instrument Number 20020626-0077004 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Westchester Properties LLC, a Wyoming Limited Liability Company from Eric J. Buchanan, an unmarried man by Quitclaim Deed dated the 14th day of December, 2022, of record in Instrument No. 20221220-0131277, recorded the 20th day of December, 2022, in the Register's Office for Davidson County, Tennessee and being the same property conveyed to Eric J. Buchanan, Single from Ralph Bond McLeary by Warranty Deed dated the 7th day of March, 2019 of record in Instrument No. 20190311-0021821, recorded the 11th day of March, 2019, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat recorded in Instrument No. 20020626-0077004 and restrictive covenants of record in Instrument No. 20011025-0117084, as amended in Instrument No. 20030611-0080742 and re-recorded in Instrument No. 20030625-0087223, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has hereunto affixed Grantor's signature on this the 5th day of October, 2023.

Westchester Properties, LLC, a Wyoming Limited Liability Company

Eric J. Buchanan

ERIC J. BUCHANAN, MEMBER

STATE OF TN)

COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric J. Buchanan, 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 herein contained, and who further acknowledged that he is Member of Westchester Properties, LLC, a Wyoming Limited Liability Company and that he is authorized by Westchester Properties, LLC, a Wyoming Limited Liability Company to execute the instrument on its behalf by himself as such Member.

Witness my hand and official seal this 5th day of October, 2023.

Trudy Stafford
Notary Public
My Commission expires: 3/17/2027

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater, is

$ 0

Eric J. Buchanan
Affiant

STATE OF TN)
) ss
COUNTY OF Montgomery)

Personally appeared before me, TRUDY STAFFORD the undersigned Notary Public in and of said county and state, the within named ERIC J. BUCHANAN who acknowledged that He executed the within instrument for the purposes therein contained and said execution was His free act and deed.

Witness my hand and official seal this 5th day of October, 2023.

Trudy Stafford
Notary Public

My commission expires: 3/17/2027

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY