Prepared by:
James B Johnson
1300 Division Street
suite 200
Nashville, TN 37203
615 476-2885

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TO:
Charlie Buchanan
3480 Knight Drive
Whites Creek, TN 37189

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Hundred Forty Thousand Dollars and 00/100s ($240,000.00) in hand paid to Dorothy Buchanan-Nelson, Inez Guthrie and Melvin Buchanan, who reside at 3029 Community Circle, County of Rutherford, City of Murfreesboro, State of Tennessee 37128 (hereinafter known as the "Grantors"), Grantors hereby remise, release and forever quitclaim unto Charlie Buchanan one hundred percent (100%) of any and all rights, title, interest and claim owned by Grantors in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as:

Being Lots No. 11 and 33 on the Map showing Dewey Heights Addition, as of record in Book 161, Page 94, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the northerly side of Whites Creek Pike and runs back between parallel lines, 150 feet to an alley.

Said Lot No. 33 fronts 50 feet on the southerly side of Ilolo Street runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Charley William Buchanan and wife, Minnie Buchanan by Deed from John T. Lewis & Esther L. Lewis, of record in Book 2540, page 402, Register's Office for Davidson County, Tennessee.

Lot 11 being improved property commonly known as 2329 Whites Creek Pike, Nashville, Tennessee 37207 and having Map/Parcel: 070-04-0-120.00. Lot 33 being unimproved property known as 0 Ilolo Street, Nashville, Tennessee 37207 and having Map/Parcel: 070-04-0-133.00

Witness my hand this 6th day of October 2023.

Dorothy Buchanan Nelson
Signature of Grantor: Dorothy Buchanan-Nelson

Inez Guthrie
Signature of Grantor: Inez Guthrie

Melvin Buchanan
Signature of Grantor: Melvin Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 240,000.00
James B. Johnson, Affiant
Subscribed and sworn before me this the 6 Day of October, 2023.
Brandi Lewis, Deputy Register

Karen Johnson Davidson County
Batch# 1058852 DEEDQC
10/06/2023 04:04:55 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20231006-0079093

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Buchanan-Nelson, Inez Guthrie and Melvin Buchanan, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of October 2023.

Notary Public

My Commission Expires: 8-3-27

CARMON B. PRESLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON