Karen Johnson Davidson County
Batch# 1060907 DEEDQC
10/16/2023 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231016-0081060

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Da Beebs Land Trust 804 Crockett Street Nashville, TN 37207	SAME	071-16-0-073.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 4TH day of OCTOBER, 2023, between **Erin Jessica Cahill and Paul Freeman** (collectively, "Grantor"), and **Lauren Gudmundson, Trustee, Da Beebs Land Trust** ("Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, Being the Easterly 60 feet on the Easterly one half (1/2) of Lot No. 4 on the Map of Williams and Hayes Company's Belleview Plan, as shown by plat of record in Plat Book 332, Page 51, of the Register's Office of Davidson County, Tennessee, said Easterly 60 feet of the Easterly one half (1/2) of Lot No. 4 fronts 60 feet on the Southerly side of Crockett Street and runs back between parallel lines 180 feet to a line in the rear measuring 60 feet thereon.

Being the same property conveyed to Erin Jessica Cahill, married woman, by Warranty Deed from Meredith Lockerman, formerly known as Meredith McLaughlin, married, of record in Instrument No. 20191030-0111174, Register's Office for Davidson County, Tennessee. Paul Freeman joins in this conveyance for the purpose of conveying his martial interest in the property.

This is improved property known as: **804 Crockett Street, Nashville, TN 37207**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Erin Jessica Cahill

_____(L.S.)
Paul Freeman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Erin Jessica Cahill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 4th day of October, 2023.

_____
Notary Public
My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Paul Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 4th day of October, 2023.

_____
Notary Public
My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 4TH day of OCTOBER, 2023.

Notary Public
My commission expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 4, 2023

October 16, 2023

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICALYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 16th day of October, 2023.

Notary Public:

My Commission Expires: 7.6.26