File No **0823-019**

# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1062650 DEEDQC
10/19/2023 10 00 30 AM 2 pgs
Fees $12 00 Taxes $0 00

20231019-0081962

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**

COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October 2023

Notary Public

MY COMMISSION EXPIRES 03-09.27

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein

No Warranty of Title either expressed or implied, see Deed Disclaimers

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Randy L Reed** | **SAME AS OWNER** | MAP 172 |
| (NAME) **5948 Abbott Drive** | (NAME) | GROUP 02 0 |
| (ADDRESS) **Nashville, Tennessee 37211** | (ADDRESS) | PARCEL 047.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Randy L. Reed, married**

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST UNTO

**Randy L Reed and Stacy Leeson Reed,** husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being Lot No. 20 on the plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, Register's Office for said County.

SAID Lot No. 20, which is a corner lot, fronts 162.20 feet on the westerly margin of Woodland Hills Drive and fronts 156 92 feet on the northerly margin of Abbott Drive, said frontages being joined by a curve having a length of 37.36 feet, and extends back 240 28 feet on the westerly line and 203.78 feet on the northerly line to a point of intersection.

Being the same property conveyed to Randy L Reed by deed from Charles N reed, Jr and wife, Bettye R Reed dated August 31, 1984 and recorded in Book 6371, Page 903 said Register's Office

This conveyance is made subject to the following:

1) taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as **5948 Abbott Drive, Nashville, Tennessee 37211**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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

WITNESS my hand and official seal at office this 13th day of October 2023

Randy L. Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Randy L. Reed, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 13th day of October 2023.

NOTARY PUBLIC

My Commission Expires 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY