Karen Johnson Davidson County
Batch# 1065800 DEEDQC
10/27/2023 12:50:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231027-0084231

This Instrument Prepared by Venikkia Cunningham, P. O. Box 1491, Hendersonville, TN 37077.

QUIT CLAIM DEED

****NO TITLE SEARCH WAS PERFORMED, NO LEGAL ADVISE WAS GIVEN****

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee nonprofit corporation** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Transitional Housing & Work Programs of Davidson County, Inc., and Keith Mason and wife, Nichole Mason** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in the 10™ Civil District of Davidson County, being Lot No. 4 on the MAP OF S LOELLEIN'S UNRECORDED PLAN OF LOTS DESCRIBED according to a survey thereof made by Cantrell, Connell & Morrison Engineers, August 19, 1955, as follows:

Beginning at a point in the northeasterly margin of Cude Lane at the corner of Lots 3 & 4, thence with the line between said Lots N 44 degrees 21 minutes East, 209.4 feet to a point in the Line of Lot 4, Shepherd Hills Subdivision, Section 1; thence along the line of said Subdivision, South 46 degrees 01 minutes East 100.1 feet to the comer of Lots; thence with the line between Lots 4 & 5, South 44 degrees 21 minutes West, 210 feet to the margin of Cude Lane; thence with the margin of the same, South 45 degrees 39 minutes West, 100 feet to the point of beginning.

Being the same property conveyed Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee nonprofit corporation, by deed from Mike Beedles, a married man, dated 05/31/2016 and recorded on 06/01/2016, of record in Instrument Number 20160601-0055246, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the **27th** day of **October, 2023.**

Keith L. Mason, Chairman

Nichole R. Mason, Vice Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Keith L. Mason and Nichole R. Mason with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chairman and Vice Chairman of Transitional Housing & Work Programs of Davidson County, Inc., the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Chairman and Vice Chairman.

WITNESS my hand and official seal at office this **27th** day of **October, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the **27th** day of **October, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

PROPERTY ADDRESS:	**109 Cude Lane** **Madison, TN 37115**
TAX PARCEL NO.:	**034-02-0-043.00**
PROPERTY OWNER:	**Transitional Housing & Work Programs of Davidson County, Inc. and Kevin Mason and Nichole Mason**
OWNER'S ADDRESS:	**109 Cude Lane** **Madison, TN 37115**
MAIL TAX BILLS TO:	**Owner at Owner address**

Certificate of Authenticity

I, Drusilla Bryant, 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 10/27/2023.

Drusilla Bryant

Date: 10/27/2023.

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of October, 2023.

Notary's Signature

My Commission Expires: _____
Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026