Karen Johnson Davidson County
Batch# 1074531 DEEDQC
11/22/2023 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231122-0091014

NAME AND ADDRESS OF NEW OWNER:
Joseph Lawrence Aleman, Co-Trustee
233 Amherst Drive
Nashville, Tennessee 37214

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel: 084 14 0 115.00

QUITCLAIM DEED

This instrument made and entered into on this the 22nd day of November, 2023, by and between **Joseph Lawrence Aleman**, Party of the First Part, and **Joseph Lawrence Aleman and Stephen Aleman, as Co-Trustees of the Aleman Family Trust dated November 22, 2023,** Parties of the Second Part.

W I T N E S S E T H:

That FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Parties of the Second Part, all of his right, title and interest in and to a certain parcels of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot 98 on the Plan of Walnut Grove, according to survey and plat of same appearing of record in Book 2133, page 87, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Joseph Lawrence Aleman by deed from Sarah P. Adcox, unmarried, appearing of record as Instrument Number 20120604-0047961, of said Register's Office.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This document was prepared without the benefit of a title examination. The preparer of this document makes no representations concerning the status of title nor does the

preparer assume any liability for defects in title. The preparer has relied solely upon the representations and information provided by the parties hereto.

This is improved property having an address of 233 Amherst Drive, Nashville, Tennessee, 37214.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set his signature, on the day and date first above written.

Joseph Lawrence Aleman

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 22 day of November, 2023, before me personally appeared Joseph Lawrence Aleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Quitclaim Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 22 day of November, 2023.

My Commission expires: 9/20/25

Notary Public

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this the 22 day of November, 2023.

My Commission expires: 9/20/25

Notary Public

23223

True Copy Certification

I, George H. White, 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 November 22, 2023.

Executed this the 22nd day of November, 2023.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal, this the 22nd day of November, 2023.

Mary M. Richardson

Notary's Signature

My Commission Expires: 11/28/26

