QUITCLAIM DEED

Karen Johnson
Batch # 1077252
12/01/2023 03:10:47 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231201-0092975

AJ-QCD-23-2825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DOUGLAS JESSEE	**DOUGLAS JESSEE**	
(NAME)	(NAME)	**07312000800**
2825 Donna Hill Drive	**2825 Donna Hill Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214	**Nashville, TN, 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEOLA M. JESSEE,** hereinafter called the Grantor, by these presents does hereby convey, assign, and quitclaim unto **DOUGLAS JESSEE,** hereinafter called the Grantee, his heirs, successors, and assigns, all Grantor's right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING LOT NO. 259 ON THE PLAN OF SUNSET VIEW SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 2663, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF DONNA HILL DRIVE, AT THE COMMON FRONT CORNER OF LOT 259 AND 260; THENCE WITH THE MARGIN OF SAID DRIVE, NORTHWESTERLY 125.09 FEET TO A MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE NORTHEASTWARDLY 29.76 FEET TO A MONUMENT IN THE SOUTHERN MARGIN OF WILFORD DRIVE; THENCE WITH THE MARGIN OF SAID ROAD EASTWARDLY 165 FEET TO A POINT; THENCE SOUTHWARDLY 173.5 FEET TO A MONUMENT AT THE CORNER OF LOTS 259 AND 260; THENCE WITH SAID LINE WESTWARDLY 159.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOE D. JESSEE AND WIFE, LEOLA M. JESSEE BY WARRANTY DEED, FROM ROBERT L. ANGLEA AND WIFE, MACON B. ANGLEA, OF RECORD IN BOOK 4218, PAGE 229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JOE D. JESSEE HAVING PASSED ON APRIL 5, 2008, TITLE VESTED BY OPERATION OF LAW SOLELY IN THE SAID LEOLA M. JESSEE AS THE REMAINING TENANT BY THE ENTIRETY.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2825 Donna Hill Drive, Nashville, Tennessee, 37214**.

Witness our hands this the 13th day of December, 2023.

Leola Jessee

LEOLA M. JESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEOLA M. JESSEE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON