Karen Johnson Davidson County
Batch# 1083864 DEEDQC
12/19/2023 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097797

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. Cyrenia McCann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2023.

My Commission Expires:_____ Wesley Blow
Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Cyrenia Wardwell 304 Timberdale Court **Nashville, TN** 37211	NEW OWNER	**147-06-0-178.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Melissa Wardwell,** Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Cyrenia Wardwell,** her heirs, successors, and assigns, all my entire interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Caldwell Country Estates Section Two of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jemesar, LLC, and Melissa Wardwell, joint tenants with rights of survivorship, by Warranty Deed, from Linda Osborne and Kevin C. Jones, both individually and as Co-Executors and sole heirs-at-law of the Estate of Mildred R. Jones, of record in Book 20140414-0030926, Register's Office for Davidson County, Tennessee. Said property having been further conveyed to Cyrenia Wardwell and Melissa Wardwell, as joint Tenants with Rights of Survivorship, by Quitclaim Deed of record as Instrument # 20211222-0169065, Register's Office for Davidson County, Tennessee.

Being improved property known as 304 Timberdale Court, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 8th day of December, 2023.

Melissa Wardwell

* Grantor warrants that this is not her marital residence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Melissa Wardwell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 8th day of December, 2023.

Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Russell J. McCann, 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 December 8, 2023.

Date

Affiant Signature

12-19-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of December, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON