Karen Johnson Davidson County
Batch# 1087066 DEEDQC
12/29/2023 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0100155

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Nancy B Nelms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2023.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 23-0645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Kenneth Nelms, IV	NEW OWNER	Map: 134-4-23
(NAME) 3793 Old Coopertown Rd.	(NAME)	
(ADDRESS) Springfield, TN 37172	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

NANCY B. NELMS, MARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

WILLIAM KENNETH NELMS, IV, UNMARRIED,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

A certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to wit:

Being Lot No. 214, on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for said County, to which Plan reference is hereby made for a more detailed description.

Being the same property conveyed to Nancy B. Nelms, married, by Quitclaim Deed from E. Keith Uselton, as Successor Trustee of the Barrett Joint Revocable Living Trust Agreement U/A/D May 30, 1996, and as Personal Representative for the Estate of Rachel S. Barrett and William Kenneth Nelms, III, Individually, of record in Instrument No. 20211222-0168913, dated December 21, 2021, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property, known as 1614 Citation Ct., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 myhand this 29th day of December, 2023.

Nancy B. Nelms

Nancy B. Nelms

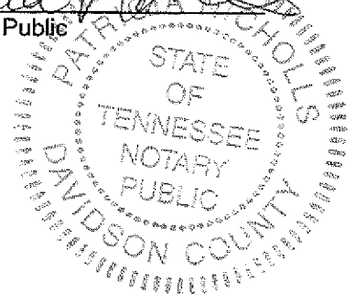
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy B. Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of December, 2023.

My Commission Expires: 3/6/24

Notary Public



Certification of Recorded Documents

I, Karen Suggs, 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 29, 2023.

Karen Suggs

(AFFIANT) – Karen Suggs

12/29/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of December, 2023.

My commission expires: 3/6/24

Notary Public