Karen Johnson Davidson County
Batch# 1095072 DEEDQC
01/26/2024 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240126-0005626

QUITCLAIM DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-PM-24-3219

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 26th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DeWayne Collier, Sr. and DeWayne Collier, Jr., as tenants in common with right of survivorship	**NEW OWNER**	
(NAME)	(NAME)	**050-14-0-258.00**
4316 Princess Ln,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEWAYNE COLLIER, SR.**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DEWAYNE COLLIER, SR. AND DEWAYNE COLLIER, JR., AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their 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:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 249 fronts 80.7 feet on the Northwesterly side of Moorewood Drive and extends back 161.5 feet on the Northeasterly line and 158.7 feet on the Southwesterly line to a dead line measuring 52 feet thereon.

Being the same property conveyed to Barbara June Collier by Warranty Deed from Calvin Corbitt and wife Rebecca Corbitt of record in Book 4828, page 887, Register's Office for Davidson County, Tennessee, dated May 10, 1974 and recorded on June 26, 1974.

The said Barbara June Collier having since died intestate on June 12, 2020, the said property vesting at her death to DeWayne Collier, Sr. as evidenced by Affidavits of Heirship recorded in Instrument No. 20230124-0005299 and 20230124-0005300, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. 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: **3219 Moorewood Drive, Nashville, Tennessee 37207-2449**.

Witness my/our hand(s) this the 26 day of Jan, 2023.

DeWayne Collier, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 1/26/24 (date of document).

Affiant Signature

Date 1/26/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025