QUITCLAIM DEED

Karen Johnson
Batch # 1097607
02/02/2024 03:55:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240202-0007645

AJ-AOH-QCD-24

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 1 DAY OF Feb, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-8-27 (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
James M. Dobbins	**New Owner**	
(NAME)	(NAME)	
3639 Princeton Ave		**053090B07800CO**
(ADDRESS)	(ADDRESS)	
Atlanta, GA, 30337		
(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, **James M. Dobbins,** hereinafter called the Grantor, by these presents does hereby convey, assign, and quitclaim unto **James M. Dobbins**, hereinafter called the Grantee, his heirs, successors, and assigns, all Grantors' 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. 49 CUMBERLAND STATION, 3, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NUMBER 20031006-0146888, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LINDA CLAYBROOKS, BY WARRANTY DEED, FROM RANDALL PHILLIPS HOMES, LLC, OF RECORD IN INSTRUMENT NO. **20040519-0058802**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The said **Linda Claybrooks** having since died intestate on December 30, 2023, the property of the said **Linda Claybrooks** vested at her death in **James M. Dobbins,** as evidenced by Affidavits of Heirship of record in **Instrument No. 20240130-0006320** and **Instrument No. 20240130-0006319,** Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

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: **1908 Grant's Pass, Madison, TN, 37115**.

Witness my hand this the 25 day of Jan., 2024.

James M. Dobbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James M. Dobbins,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of January, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

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