Karen Johnson Davidson County
Batch# 1097694 DEEDQC
02/05/2024 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0007762

QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

WG-QCD-24-4005

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 2 DAY OF February 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Virginia Ridley Reese, widowed, and Stephen L Reese, unmarried as tenants in common with rights of survivorship	**Mary Reese**	
(NAME)	(NAME)	**05910009000**
4005 Buena Vista Pike	**4228 Cecil Ct S**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Nashville, TN 37207**	
(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, **MARY VIRGINIA RIDLEY REESE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARY VIRGINIA RIDLEY REESE, WIDOWED, AND STEPHEN L REESE, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS 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. 19 on the Plan Of Haynes Estates, Section I, as of record in Book 3700, page 127, Register's Office for said County.

Said Lot No. 19 fronts 81.0 feet on the westerly side of Buena Vista Pike and runs back between lines 150.21 feet on the northerly line and 117.32 feet on the southerly line to a broken line at the rear on which it measures 84.16 feet.

Being the same property conveyed to James B. Reese and wife, Mary Virginia Ridley Reese from W. L. Bainbridge Company, by Deed of record in Book 4221 Page 94 in the Register's Office for Davidson County, Tennessee.

The said James B. Reese having since died. Title to the subject property vested at his death in Mary Virginia Ridley Reese as surviving tenant by the entirety.

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: **4005 Buena Vista Pike, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 2nd day of February 2024.

Mary Virginia Ridley Reese

Mary Virginia Ridley Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY VIRGINIA RIDLEY REESE, 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 .

Brittany Stewart

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 2/2/2024 (date of document).

Affiant Signature

Date 2/2/2024

State of New York

County of Clinton

Sworn to and subscribed before me this 2 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027