File No. **0124-019**

QUITCLAIM DEED

Karen Johnson
Batch # 1102284
02/20/2024 10:24:20 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240220-0011231

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of February 2024.

Notary Public

MY COMMISSION EXPIRES: 03-09-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucette W Hyde	**SAME AS OWNER**	MAP **145**
(NAME) **929 Travelers Ct**	(NAME)	GROUP **07 0**
(ADDRESS) **Nashville, Tennessee 37220**	(ADDRESS)	PARCEL **060.00**
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lucette W. Hyde, a widow

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST UNTO

Lucette W. Hyde, an **unmarried woman**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 21 on the Plan of Inns of Granny White, of record in Plat Book 6250, page 460, and revised in Plat Book 6900, page 125, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lanson J. Hyde, II and wife, Lucette W. Hyde, by Warranty Deed from James Gregory Kyser and wife, Margaret A. Kyser, dated June 2, 2004, recorded June 3, 2004, and filed of record in Instrument No 20040603-0065346, in the Register's Office for Davidson County, Tennessee.

The said Lanson J. Hyde, II, having since passed on August 24, 2022, leaving Lucette W. Hyde sole owner.

This conveyance is made subject to the following:

1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **929 Travelers Ct, Nashville, Tennessee 37220.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this [redacted] 12 day of February 2024.

Lucette W. Hyde
[redacted]

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lucette W. Hyde, with whom I am personally acquainted, (or who 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, at office, this [redacted] 12 day of February, 2024

[redacted] NOTARY PUBLIC

My Commission Expires: [redacted] 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: **0124-019**

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027