Karen Johnson Davidson County
Batch# 1102541 DEEDQC
02/20/2024 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20240220-0011627

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2024

Notary Public

My commission expires: 03/06/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gordon O'Malley	NEW OWNER	**09316043200**
1101 Cutters Cove Rd.		
Kingston Springs, TN 37082		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Metropolitan Government of Nashville and Davidson County, Tennessee,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Gordon O'Malley,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "F" on the Map of Hermitage Addition, of record in Book 57, page 43, Register's Office for Davidson County, Tennessee, described in prior deeds as follows:

Beginning at a point in the east margin of Fairfield Avenue, 55 1/4 feet north from the north margin of an alley; thence easterly 77 3/4 feet to the west line of Lot No. 2; thence with the line of said lot, northerly 27 1/2 feet to a point; thence westerly 74 1/2 feet to the east margin of Fairfield Avenue; thence with the margin of same, southerly 27 1/2 feet to the point of beginning.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale entered in Davidson County Chancery Court Tax Civil Action No. 12-368-I, of record in Instrument No. 20130909-0095038, Register's Office for Davidson County, Tennessee.

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This is unimproved property commonly known as 45 Fairfield Ave., Nashville, TN 37210.

WITNESS my/our hands this 25TH day of January, 2024.

Abraham Wescott

Metropolitan Government of Nashville and Davidson County, Tennessee
By: Abraham Wescott
Its: Director of Public Property

FELECIA TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 11, 2026

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 **Abraham Wescott,** 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, and who further acknowledged that he is Director of Public Property for the Metropolitan Government of Nashville and Davidson County, Tennessee, and is authorized by the Metropolitan Government of Nashville and Davidson County, Tennessee to execute the within instrument on its behalf.

Witness my hand and seal at office on this, the 25TH day of January, 2024.

My commission expires: 1-11-26

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/25/24 (date of document).

Jennifer Russell
Affiant Signature

2/20/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of February 2024.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

