Karen Johnson Davidson County
Batch# 1106448 DEEDQC
03/01/2024 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240301-0014278

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Charles Brumfield McReynolds 1203 52nd Ave N. Nashville, TN 37209	Wilson Bank 207 Legends Drive Lebanon, TN 37087	091-07-3E-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CHARLES BRUMFIELD MCREYNOLDS, A MARRIED MAN**, by these presents does hereby quitclaim and convey unto **CHARLES BRUMFIELD MCREYNOLDS AND MADELINE AUBURN MCGRATH, HUSBAND AND WIFE**, their heirs, successors and assigns, all his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 2 of Homes at 5201 Tennessee, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5201 Tennessee, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170530-0053481, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5201 Tennessee, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170530-0053481, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Charles Brumfield McReynolds, a married man by Warranty Deed from Sallie Handley Walker and Matthew David Walker, wife and husband of record in Instrument No. 20231020-0082537 Register's Office for Davidson County, Tennessee, dated October 19, 2023 and recorded on October 20, 2023.

This improved property is also known as 1203 52nd Avenue North, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of February 2024.

Charles Brumfield McReynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Brumfield McReynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of February 2024.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
29th day of February 2024.

Affiant

My commission expires: 5-15
(Affix Seal)

Notary Public

202403010014278

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 29, 2024** (date of document).

Affiant Signature

March 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25