Karen Johnson Davidson County
Batch # 1106547 DEEDQC
03/01/2024 02:20:38 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240301-0014427

This Instrument Prepared By:

Takisha Murphy

241 Becklea Drive

Madison, TN 37115

Quitclaim Deed

For and in consideration of $10.00, we

Nancy Medlin at 716 Mercer Dr, Hermitage, TN 37076, USA, Greg McCord at 375 Bosca Ct, Clarksville, TN 37040, USA, Chasity McCord at 1059 Lena Rosson Rd, Chapmansboro, TN 37035, USA , Grantors

hereby bargain, sell, release, quit claim and convey all of our right title and interest to

Devin Medlin, not married, of 1116 Snow Avenue, (collectively the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

3323 Doverside Drive, Nashville TN 37207

Being all or part of the same property described in the County Register's Deed book 4351, Page 466

Source of Title: 20240301-0014426

IN WITNESS WHEREOF the Grantor has executed this instrument this 29 day of Feb., 2024.

Signed in the presence of:

T.A.I. PICK UP

Witness signature

Nancy Medlin

TaKisha Murphy
Witness name

Greg McCord

Chasity McCord

STATE OF TENNESSEE

COUNTY OF Davidson

WITNESS my hand and Notarial Seal at office this 29 day of February, 2024.

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 5-3-2027

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson.

Before me, Takisha Murphy, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Nancy Medlin, Greg McCord, and Chasity McCord, known to me (or proven to me on the basis of satisfactory evidence) to be the persons described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 29 day of February, 2024.

Takisha Murphy

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 5.3.2027



Register's Fee $ ___0_____

Mail Tax Notice to:

Nancy Medlin, 716 Mercer Dr, Hermitage, TN 37076, USA;

Greg McCord, 375 Bosca Ct, Clarksville, TN 37040, USA;

Chasity McCord, 1059 Lena Rosson Rd, Chapmansboro, TN 37035, USA

Parcel Number: 050 15 0 017.00

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 26 day of February, 2024

Takisha Murphy
Notary

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

This instrument was prepared by:
Frank S. King, Jr., Attorney
507 American Trust Building

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerreldean McCord (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	50-15
3323 Doverside Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	page 17
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	BOOK 4351 PAGE 445

FOR AND IN CONSIDERATION of the sum of ..Ten and no/100----------..
($10.00)----------Dollars,
cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance due on a note secured by a deed of trust to Kimbrough-Kavanaugh & Associates, of record in Book 4009, page 377, Register's Office for Davidson County, Tennessee.

We, Lawrence E. Hunley and wife Martha S. Hunley

have this day bargained and sold, and do hereby transfer and convey unto the said Gerreldean McCord, unmarried,

.....

.....her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 614 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 614 fronts 75.0 feet on the northerly margin of Doverside Drive and runs back between lines measuring 129.65 feet on the easterly side and 135.8 feet on the westerly side to a broken line in the rear on which it measures 81.2 feet.

Being the same real property conveyed to Lawrence E. Hunley and wife Martha S. Hunley by deed from Charles R. Coats and wife Barbara N. Coats of record in Book 4259, page 701, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,058.29

Subscribed and sworn to before me, this the 3rd day of July, 1969

Affiant: Thomas D. Guyton

My commission expires: Feb. 26, 1973 (Affix Seal)

Notary Public: Thomas M. Moore

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved (XX) property, known as 3323 (House Number) Doverside Drive (Street) Nashville, (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

.....Gerreldean McCord, unmarried,.....

.....her (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated above and 1969 taxes which grantee assumes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Gerreldean McCord, unmarried,

her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 3rd day of July, 1969

Lawrence E. Hunley

Martha S. Hunley