QUITCLAIM DEED

AJ-QCD-24-3016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martha McNeely and Joshua Thomas Lewallen	**New Owners**	**06005001900**
(NAME)	(NAME)	
3016 Capps Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1107466
03/05/2024 09:52:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240305-0015215

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARTHA MCNEELY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MARTHA MCNEELY AND JOSHUA THOMAS LEWALLEN, WIFE AND HUSBAND ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 94 ON THE PLAN OF SECTION FOUR REVISED, ALDRICH HEIGHTS, OF RECORD IN PLAT BOOK 2900, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARTHA MCNEELY, BY WARRANTY DEED, FROM DONNETTA L. SHEPARD, OF RECORD IN INSTRUMENT NO. 20160429-0042305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3016 Capps Drive, Nashville, TN, 37207.**

Witness our hands this the 29 day of February, 2024.

MARTHA MCNEELY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA MCNEELY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 29 day of February, 2024.

Notary Public

My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY