This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-13950-AP

Karen Johnson Davidson County
Batch# 1109600 DEEDQC
03/11/2024 12:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240311-0016744

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE,
COUNTY OF Robertson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Savannah McBride
Affiant

Subscribed and sworn to before me, this the 17 day of January, 2024.

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 9, 2024

Notary Public
My Commission Expires: July 9, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Savannah McBride 1419 Jones Ave Nashville, TN 37207	New Owner	071-12-0-250

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Savannah McBride, and unmarried woman and Tanner McBride, an unmarried man** ("Grantor") do/does hereby quitclaim and convey unto **Savannah McBride, an unmarried woman** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Meadowdale Acres of record in Plat Book 2083, Page 12, amended in Book 4011, Page 315, in the 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 Savannah McBride, an unmarried woman and Tanner McBride, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Kristy Sinkfield and Willie E Sinkfield, wife and husband, dated September 30, 2021, recorded October 5, 2021, of record in Instrument No. 20211005-0133656, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1419 Jones Avenue, Nashville, TN 37207**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of January, 2023. 24

GRANTOR:

Savannah McBride

Savannah McBride

~~Tanner McBride~~

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 9, 2024

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Savannah McBride, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of January, 2023. 24

Notary Public
My Commission expires: July 9, 2024

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tanner McBride, the within named bargainor(s), 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 at office this _____ day of _____, 2023.

Notary Public
My Commission expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of March, ~~2023.~~ 2024

GRANTOR:

Savannah McBride

Tanner McBride

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Savannah McBride, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2023.

Notary Public
My Commission expires: _____

STATE OF Nevada
COUNTY OF Clark

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tanner McBride, the within named bargainor(s), 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.

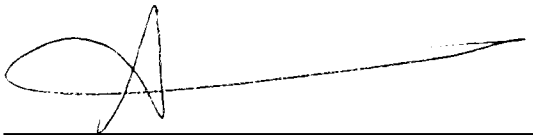
WITNESS my hand and seal at office this 6 day of March, 2023.

Miracle Haven Tolbert
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-8229-01
My Appt. Expires November 18 2025

Notary Public
My Commission expires: 11-18-2025

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-11-2024.



Affiant Signature

3-11-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-11-2024.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal