Karen Johnson Davidson County
Batch# 1113007 DEEDQC
03/20/2024 11:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240320-0019225

QUITCLAIM DEED

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 2.7.27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Nathaniel Cheatham	Movement Mortgage, LLC	06001012600
(NAME)	(NAME)	
3112 Greggwood Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eric Nathaniel Cheatham, unmarried,** hereinafter called the Grantor(s), have quitclaimed unto **Eric Nathaniel Cheatham and Jacqueline Cheatham, husband and wife , tenants by the entirety** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 78 on the Plan of Golden Valley Estates, Section I, as shown by plat of record in Plat Book 4175, Page 142, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Nathaniel Cheatham, unmarried by deed from Andrew J. Hall and Morgan C. Hall, husband and wife, dated 6-21-21 of record in Instrument #20210709-0092667, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3112 Greggwood Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hands this 18 day of March, 2024

Eric Nathaniel Cheatham

State of California
County of Orange

Personally appeared before me Eric Nathaniel Cheatham with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of _____, _____.

_____
Notary Public _____
My Commission Expires: _____

See Attached Certificate

RETURN TO:
Southeast Title of Murfreesboro, LLC
805 South Church Street
Suite 12
Murfreesboro, TN 37130

File No.: 2349

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On March 18, 2024 before me, Stephanie Janji, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Eric Nathaniel Cheatham
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

STEPHANIE JANJI
Notary Public - California
Orange County
Commission # 2379316
My Comm. Expires Nov 16, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 03-18-2024 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Certificate of Authenticity

I, **Carla R. Dillard**, 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 3-20, 24.

3.20.24

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me on March 20, 2024.

Notary Public: Judy Reed
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD