Karen Johnson Davidson County
Batch# 1115314 DEEDQC
03/27/2024 08:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240327-0021122

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ZINA COMPTON
KENSINGTON VANGUARD
39 W 37TH STREET, 7TH FLOOR
NEW YORK, NY 10018

OWNER (SEND TAX BILLS TO):

CELESTA WILLIAMS
2825 CATO RIDGE DRIVE
NASHVILLE, TN 37218

1170486

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MWBT FREIGHT LLC, a Tennessee limited liability company (herein, "Grantor"), whose address is 2825 Cato Ridge Drive, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to CELESTA WILLIAMS, an unmarried woman (herein, "Grantee"), whose address is 2825 Cato Ridge Drive, Nashville, TN 37218, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2825 Cato Ridge Drive, Nashville, TN 37218

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 18 day of March, 2024.

PIN NO: 058 09 0A 262.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

MWBT Freight LLC, a Tennessee limited liability company

By: Celesta Williams
Printed Name: Celesta Williams
Title: owner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Celesta Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Owner of MWBT Freight LLC, a Tennessee limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 18 day of March, 2024

[Affix Notary Seal]

LouAnne Pollard
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

My Commission Expires
March 19, 2025

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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 $0.00

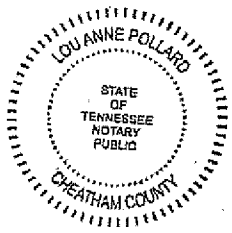
Celesta Williams

MWBT Freight LLC, a Tennessee limited liability company
By; Celesta Williams

Subscribed and sworn before me, this 18 day of March, 2024

Lou Anne Pollard
Notary

My Commission Expires
March 19, 2025



OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Celesta Williams
Celesta Williams

Subscribed and sworn to under oath before me, this 18 day of March, 2024 by Celesta Williams.

[Affix Notary Seal]

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

LouAnne Pollard
SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expire March 19, 2025

EXHIBIT A

[Legal Description]

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 311, on the Plan of Jordan Ridge at Eaton's Creek, Phase 9, of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20221213-0129117 on December 13, 2022.

PIN NO: 058 09 0A 262.00

STREET ADDRESS:

2825 Cato Ridge Drive, Nashville, TN 37218

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Alejandra Quintero, 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 March 18,2024.

Date

Affiant Signature

March 18,2024
Date

State of New York

County of New York

Sworn to and subscribed before me this 18 day of March, 2024.

Notary's Signature

My Commission Expires: 04/24/2025
Date

Notary's Seal (if on paper)

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6367557
Qualified in Suffolk County
My Commission Expires 04-24-2025