Karen Johnson Davidson County
Batch# 1124474 DEEDQC
04/18/2024 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240418-0027876

THIS INSTRUMENT WAS PREPARED BY: STEVEN G. WATERS, ESQ. 100 BLUEGRASS COMMONS BLVD, SUITE 110 HENDERSONVILLE, TN 37075 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF APRIL, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES: 9-7-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER
Michelle R. Nowell	Same as new owner	130-16-0-002.00
(NAME)	(NAME)	
4431 Alcott Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Willis C. Nowell, Jr., hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto Michelle R. Nowell, hereinafter called "GRANTEE", her successors, heirs and assigns, all of his rights, title and interests in and to a 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. 24 on the Plan of Hycrest Acres, Section 3, of record in Plat Book 2331, Page 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 238.48 feet on the Westerly side of Alcott Drive and extends back 241.9 feet on the Northerly line and 237 feet on the Southerly line to a dead line, measuring 118 feet thereon.

Being the same property conveyed to Willis C. Nowell, Jr. and Michelle R. Nowell, husband and wife, by Warranty Deed from Cook Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160927-0101875, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as 4431 Alcott Drive, Nashville, Tennessee 37215.

WITNESS my/our hands this 17 day of April, 2024.

Willis C. Nowell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willis C. Nowell, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of April, 2024.

Theresa L. Smith
Notary Public

My Commission Expires: 9-7-26



CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on April 17, 2024.

AFFIANT

DATE: April 18, 2024

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 18th day of April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027