Karen Johnson Davidson County
Batch# 1126529 DEEDQC
04/24/2024 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240424-0029392

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 08-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Meghan Lee McKeighen	Community Mortgage, LLC DBA Community Mortgage Advisors	084-05-0-009.00
(NAME)	(NAME)	
2817 Eastland Avenue	19045 East Valley View Parkway, F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Independence, MO, 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Caitlin L. McKeighen** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Meghan Lee McKeighen** (the "**Grantee**"), her successors and assigns, all her right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of MEADOW ROSE PARK, SECTION TWO, as shown on Plat of record in Plat Book 2083, Page 87, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caitlin L. McKeighen and Meghan L. McKeighen, tenants in common, by Warranty Deed from Steven Wilmoth and Jessica Wilmoth, husband and wife, of record in Instrument No. 20150323-0024636, in the Register's Office of Davidson County, Tennessee, dated March 19, 2015, and recorded on March 23, 2015.

This is property located at 2817 Eastland Avenue, Nashville, TN 37206.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 23rd day of April, 2024.

GRANTOR:

Caitlin L. McKeighen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Caitlin L. McKeighen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of April, 2024.

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Notary Public

My Commission Expires: 05-05-2025

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 April 23, 2024.

Signature
Date: April 23, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of April, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025