THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 041150
PARCEL: 092.00

NEW OWNER'S ADDRESS
Eric J. Buchanan
1012 Station Circle
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Equity Plus Mortgage, Inc.
4121 Clarksville Pike
Nashville, TN 37218

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Westchester Properties, LLC, a Wyoming Limited Liability Company, Grantor, by these presents do hereby quitclaim and convey unto Eric J. Buchanan, unmarried man, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

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

Being Lot No. 3, on the Plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Westchester Properties, LLC, a Wyoming Limited Liability Company by Quitclaim Deed dated 12/14/2022 from Eric J. Buchanan, an unmarried man of record in Instrument No. 20221220-0131277, and to Eric J. Buchanan, an unmarried man by Special Warranty Deed from Fannie Mae a/ka/ Federal National Mortgage Association dated September 7th, 2010 of record in Instrument Number 20101005-0079557, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 208 Tuckahoe Sq. W, Nashville, TN 37207.

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

Karen Johnson
Batch # 1130028
05/02/2024 10:22:48 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240502-0032139

IN WITNESS WHEREOF I/we have hereunto set my/our hand on the 30th day of April 2024.

Westchester Properties, LLC, a Wyoming Limited Liability Company

By: Eric Buchanan
Eric Buchanan. owner/member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Eric Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the owner/member, authorized to execute the instrument of Westchester Properties, LLC, a Wyoming Limited Liability Company, the within named bargainor, an LLC, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as owner/member.

Witness my hand, at office, this 30th day of April 2024.

Melissa Heavener
Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

The actual consideration or value whichever is greater, for this transfer is $0.

Danny Mellon
Affiant

Sworn and subscribed before me, this the 30th day of April 2024.

Melissa Heavener
Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027