1714 Windover Drive
Nashville, Tennessee
Deed to Michael from Gadson J. III

Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
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Nashville, Tennessee 37203
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Karen Johnson Davidson County
Batch # 1131810 DEEDQC
05/07/2024 10:58:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033461

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Michael M. Tarleton **141 Highbridge Ln** **Prosper, Tx 75078**	**SAME**	069 11 0 018.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Gadson J. Tarleton, III, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Michael M. Tarleton, (hereinafter referred to as "Grantee"), his successors and assigns, all my right, title and interest to the following described property located in Nashville, Tennessee:

Being Lot No. 18 on the Plan of Gardner's Gold Coast Subdivision, as of record on Book 2133, page 79, Register's office for Davidson County, Tennessee.

Said Lot No. 18 is more particularly described as follows: Beginning at a point in the westerly margin of Windover Drive, the common corner of Lots 17 and 18 on said Plan; thence with the line between said two lots westwardly 182.5 feet to a point in the easterly margin of the Tennessee Central Railroad right-of-way; thence with the easterly margin of the same, southeastwardly 292.8 feet to a point; thence northeastwardly 191.9 feet to a point in the westerly margin of Windover Drive; thence with the westerly margin of the same, northwestwardly 93.4 feet to a point; thence continuing with said westerly margin, northwardly around a curve with a radius of 239.4 feet, 116.6 feet to the point of beginning.

BEING the same property conveyed to Gadson J. Tarleton, III, individually, by Trustee's Quitclaim Deed dated March 19, 2024, of record in Instrument No. 20240326-0020975, in Register's Office in Davidson County, Tennessee.

This is improved property known as: 1714 Windover Drive, Nashville, in Davidson County, TN.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 20th day of April, 2024.

Gadson J. Tarleton, III Grantor

STATE OF TEXAS)
COUNTY OF Travis)

Personally appeared before me, L Miller, a Notary Public of this County, Gadson J. Tarleton, III, the within named bargainor, 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, at office, this 20th day of April, 2024.

L MILLER
Notary Public, State of Texas
My Comm. Exp. 11-07-2027
ID No. 125927504

Notary Public
My Commission Expires: 11/07/2027

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(1)(D) OF THE TENNESSEE CODE ANNOTATED.

Michael M. Tarleton, Grantee

Sworn and subscribed to before me this 24 **day of** APRIL **, 2024.**

My Commission Expires: 06/09/2027

Notary Public

THERESA MENDOZA
Notary Public, State of Texas
Comm. Expires 06-09-2027
Notary ID 134400511