Karen Johnson Davidson County
Batch# 1133410 DEEDQC
05/10/2024 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240510-0034580

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

STATE OF Tennessee

COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2024.

Notary Public

My commission expires: 9/26/27

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alaina Nelson	**New Owner**	**04306004900**
632 Fedders Drive		
Nashville, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I/We **Maynard Wayne Stevens, Trustee of the 632 Fedders Drive Trust,** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Alaina Nelson** herein called "GRANTEE(S)", her successors, heirs and assigns all of his right, title and interest in and to a certain tracts or parcels of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 41, Plan of Madison Park, Section II, of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to 632 Fedders Drive Trust, by Warranty Deed from HJL, LP, dated November 15, 1999, of record in Book 11746, Page 12, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **632 Fedders Drive, Madison , TN 37115**

WITNESS my/our hand(s) this 2nd day of May, 2024.

The 632 Fedders Drive Trust

By: _____
Maynard Wayne Stevens, Trustee

STATE OF TN

COUNTY OF Robertson

Personally appeared before me, a Notary Public of said County and State **Maynard Wayne Stevens, Trustee of the 632 Fedders Drive Trust,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they, as **Maynard Wayne Stevens, Trustee of the 632 Fedders Drive Trust** , executed the within instrument in that capacity and for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2024.

_____ **My Commission Expires:** 7-22-25
Notary Public

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/2/24 (date of document).

Jennifer Russell
Affiant Signature

5/10/24
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 10th day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL