Karen Johnson Davidson County
Batch# 1134250 DEEDQC
05/13/2024 12:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240513-0035074

This Instrument Prepared By:
Blue Note Title, LLC
5120 Virginia Way
Suite B13
Brentwood, TN 37027

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Alva Lockhart 2224 Cottage Hill Drive Nashville, TN 37013	Alva Lockhart 2224 Cottage Hill Drive Nashville, TN 37013	149-02-0B-137-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bayside Builders Company Ltd.**,"the Grantor," convey and quitclaim unto **Alva Lockhart,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 220 ON THE PLAN OF RESUBDIVISION OF LOT 220, PICADILLY SQUARE AND LOT 30 & RESERVE PARCEL (21) COTTAGE HILL, OF RECORD IN BOOK 6200, PAGES 607, SAID REGISTRAR'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Alva C. Lockhart by Warranty Deed from Centex Homes Corporation, a Nevada corporation, of record in Book 7102, page 787, Register's Office for Davidson County, Tennessee. Further conveyed to Fay Smith by Quitclaim Deed from Alva C. Lockhart recorded on 7/18/1988 in Book 7601, page 61, said Register's Office. Further conveyed to Alva C. Lockhart by Quitclaim Deed from Fay Smith recorded on 04/15/1996 in Book 10015, page 817, said Register's Office. Further conveyed to Maritta Y. Lockhart by Quitclaim Deed from Alva C. Lockhart, unmarried person, recorded on 03/06/2000 in Instrument No. 20000306-0022396, in the Register's Office of Davidson County, Tennessee. Further conveyed to Bayside Builders Company Ltd. by Quitclaim Deed from Maritta Y. Lockhart recorded on 01/17/2017 in Instrument No. 20170117-0004839, said Register's Office.

Improved property located at 2224 Cottage Hill Drive, Antioch, TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10 day of May, 2024.

Bayside Builders Company Ltd.

BY: Alva C. LOCKHART
Name: Alva C Lockhart
Title: President

202405130035074

STATE OF Florida
COUNTY OF Broward

On this 10 day of May, 2024, before me, appeared President, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the ALVA LOCKHART of **Bayside Builders Company Ltd.**, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said President, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 01/01/2027

STATE OF Florida
COUNTY OF Broward

The actual consideration for this transfer is **$0.00.**

Alva C. Lockhart
AFFIANT

Subscribed and sworn to before me, this 10 day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 01/01/2027

SPENCER BENEVISTO
Notary Public - State of Florida
Commission # HH 330288
My Comm. Expires Jan 8, 2027
Bonded through National Notary Assn.

Prepared by:
Blue Note Title, LLC
5220 Virginia Way, St B13
Brentwood, TN 37027

I, Andy Maloney, 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 **5/10/2024** (date of document).

Affiant Signature
Date **5/10/2024**

State of Tennessee
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202405130035074