Karen Johnson
Batch # 1136249
05/17/2024 09:50:16 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240517-0036717

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Tracey E. Lewis and Jim K. Rost 405 Prestwick Ct. Nashville, TN 37205	NEW OWNER	104-14-0H-063.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Tracey E. Lewis, an unmarried woman**, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Tracey E. Lewis, unmarried, as a tenant in common owning an undivided 82.6% interest,** and **Jim K. Rost, unmarried, as a tenant in common owning a 17.4% interest,** the **Grantees herein,** their successors and assigns, all of her right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Plat Book 7900, Page 969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Tracey E. Lewis, an unmarried woman, by Warranty Deed from Ross I. Evans, III, Executor of the Estate of Patricia C. Evans, of record in Instrument No. 20240408-0024744, Register's Office for Davidson County, Tennessee.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved property known as: 405 Prestwick Ct., Nashville, TN 37205

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 10 day of May, 2024.

Tracey E. Lewis

Tracey E. Lewis

[NOTARY SECTION TO FOLLOW]

HS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracey E. Lewis,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of May, 2024.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 16 day of May, 2024.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

My Commission Expires: _____