Karen Johnson Davidson County
Batch# 1147146 DEEDQC
06/14/2024 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044488

Prepared from information provided by the parties hereto without the benefit of title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Julie S. Tate 305 Delvin Drive Nashville, TN 37211
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	16201008200

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Scott S. Tate** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Julie S. Tate,** (herein "Grantee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 130 feet on the southwesterly margin of Delvin Drive and extends back between lines measuring 235.92 feet on the northwesterly side and 375.0 feet on the southeasterly side to a dead line in the rear on which it measures 189.85 feet.

Being the same property conveyed to Charles T. Tate and wife, Joanne Tate, from J.S. Gleason Jr., by Chas M. Johnson, Attorney in Fact, as Administrator of Veteran's Affairs, an Office of the United States of America, by Special Warranty Deed recorded on April 19, 1963, in Book 3534, Page 277, Register's Office for Davidson County, Tennessee. The said Charles T. Tate died on November 5, 2019, leaving Joanne Tate as the sole surviving tenant by the entirety.

The said Joanne Tate died intestate on September 21, 2021, leaving the following property to her sole heirs at law, Julie S. Tate and Scott S. Tate. See Affidavit of Heirship in Instrument No. _202406140044486____, said Register's Office.

This improved property has a common address of 305 Delvin Drive, Nashville, TN 37211.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of June 2024.

Scott S. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Scott S. Tate, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office, this 10th day of June 2024.

NOTARY PUBLIC
COMMISSION EXPIRATION:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 10th day of June 2024.

Notary Public
My Commission Expires

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **June 10th, 2024** (date of document).

Cindy S. Smith, Affiant

06/13/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 13th day of June, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026