Karen Johnson Davidson County
Batch# 1147146 DEEDQC
06/14/2024 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044489

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:	Scott S. Tate 299 April Lane Nashville, TN 37211
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	16104017300

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, **Julie S. Tate** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Scott S. Tate,** (herein "Grantee") his 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. 30 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles T. Tate and wife, Joanne Tate, from The Franelle M. Wood Revocable Trust, by Warranty Deed recorded on November 7, 2001, in Instrument No. 20011107-0122596, 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. __202406140044487___, said Register's Office.
>
> This improved property has a common address of 299 April Lane, 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.

Julie 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 Julie S. Tate, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her 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