# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1155376 DEEDQC
07/08/2024 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0050954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-26-25
(AFFIX SEAL)

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
HHHL, PLLC
1104 Fatherland St.
Nashville, TN 37206

| ADDRESS NEW OWNER (S) AS FOLLOWS. | SEND TAX BILLS TO. | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Georgia Marshall Mascali and William T. Cady | Same | |
| (NAME) | (NAME) | 118-02-0S-001.00-CO |
| 2813A Kirkwood Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

GEORGIA GMM WTC

~~GEROGIA~~ **MARSHALL MASCALI, AN UNMARRIED WOMAN, AND WILLIAM T. CADY, AND UNMARRIED MAN, AS TENANTS IN COMMON**

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

GEORGIA GMM WTC

~~GEROGIA~~ **MARSHALL MASCALI, AN UNMARRIED WOMAN, AND WILLIAM T. CADY, AND UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE PLAN OF WEST KIRKWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT "C" AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AS INSTRUMENT NO. 20131219-0128078 , 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 GEROGIA MARSHALL MASCALI, AN UNMARRIED WOMAN, AND WILLIAM T. CADY, AND UNMARRIED MAN, AS TENANTS IN COMMON BY WARRANTY DEED FROM WARD POSTON, III, A SINGLE PERSON, OF RECORD AS INSTRUMENT NO. 20220422-0046738 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**BEING ALSO KNOWN AS 2813A KIRKWOOD AVENUE, NASHVILLE, TN 37204.**

*The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.*

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 5th day of July, 2024.

Georgia Marshall Mascali

William T. Cady

STATE OF TN
COUNTY OF Williamson

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

Witness my hand and official seal, this the 5th day of July, 2024.

Notary Public
My Commission Expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal, this the 5th day of July, 2024.

Notary Public
My Commission Expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

**True Copy Certification**

I, Yvette Meldrum, 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 July 8, 2024

Affiant Signature _____

July 8, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of July 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

