Karen Johnson
Batch # 1156365
07/10/2024 12:07:09 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240710-0051727

THIS INSTRUMENT PREPARED BY:
Jeremy B. Bell
Copeland & Bell, PLC
Attorney at Law
111 West Grundy Street
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Nathan Thomas Tate
Sonya Marie Tate
2310 Ingleside Drive
Nashville, TN 37214

Tax Information: Control Map, Group & Parcel 09503008400

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES AS TO TITLE, OWNERSHIP, BOUNDARY LINES OR ANY OTHER REPRESENTATIONS RELATIVE TO THE PROPERTY DESCRIBED HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, we, SONJA TATE and husband, STEPHEN THOMAS TATE, (hereinafter referred to as "Grantor"), do hereby release, quitclaim and convey unto NATHAN THOMAS TATE and wife, ERICA MARIE TATE, (hereinafter referred to as "Grantee"), their heirs and assigns, all of my right, title, interest, and claim, in and to the following tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Merry Oaks as of record in Book 1835, pages 67 and 68, Register's Office of Davidson County, Tennessee.
>
> Said Lot 145 fronts 82 feet on the north side of Ingleside Road and runs back between parallel lines 220 feet to a dead line.
>
> Being the same property conveyed to Will T. Tuttle and wife, Margorie K. Tuttle, by Warranty Deed dated March 28, 1994, from Brenda Faye Covington Stearnes, of record in Book 9292, Page 245, Register's Office of Davidson County, Tennessee. The said Margorie K. Tuttle became deceased on February 27, 2013, and Will T. Tuttle subsequently became deceased on September 28, 2014.
>
> Being the same property conveyed to Sonja Tate and husband, Stephen Thomas Tate by Quitclaim Deed recorded April 1, 2015, of record in Instrument Number 20150401-0028398, Register's Office of Davidson County, Tennessee.

This is improved property located at and known as 2310 Ingleside Drive, Nashville, Davidson County, Tennessee 37214.

The purpose of this instrument is to convey any and all interest of SONJA TATE and husband, STEPHEN THOMAS TATE in and to subject property to NATHAN THOMAS TATE and wife, ERICA MARIE TATE.

WITNESS OUR HANDS this 2 day of July, 2024.

Sonja Tate
SONJA TATE

STEPHEN THOMAS TATE

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said County and State, Sonja Tate and husband, Stephen Thomas Tate the within named bargainers", with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness My Hand and Official Seal this 2 day of July, 2024.

Ashley Gadeken
Notary Public at Large
My Commission Expires: 3-15-26

ASHLEY GADEKEN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me
this 2 day of July, 2024.

Ashley Gadeken
NOTARY PUBLIC
My commission expires: 3-15-26

