THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 041150
PARCEL: 092.00

NEW OWNER'S ADDRESS
Westchester Properties, LLC
1012 Station Circle
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch # 1156572 DEEDQC
07/11/2024 11:09:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20240711-0051970

SEND TAX BILLS TO:
Equity Plus Mortgage, Inc.
4121 Clarksville Pike
Nashville, TN 37218

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Eric J. Buchanan, Grantor, by these presents do hereby quitclaim and convey unto Westchester Properties, LLC, a Wyoming Limited Liability Company, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3, on the Plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eric J. Buchanan, unmarried man by Quitclaim Deed dated 4/30/24 from Westchester Properties, LLC, a Wyoming Limited Liability Company of record in Instrument No. 20240502-0032139 and to Westchester Properties, LLC, a Wyoming Limited Liability Company by Quitclaim Deed dated 12/14/2022 from Eric J. Buchanan, an unmarried man of record in Instrument No. 20221220-0131277, and to Eric J. Buchanan, an unmarried man by Special Warranty Deed from Fannie Mae a/ka/ Federal National Mortgage Association dated September 7th, 2010 of record in Instrument Number 20101005-0079557, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 208 Tuckahoe Sq. W, Nashville, TN 37207.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 31st day of May 2024.

Eric J. Buchanan

Eric J. Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric J. Buchanan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May 2024.

Melissa Heavener

Notary Public
My Commission Expires: _____



The actual consideration or value whichever is greater, for this transfer is $0.

Tammy G Mellard

Affiant

Sworn and subscribed before me, this the 31st day of May 2024.

Melissa Heavener

Notary Public
My Commission Expires: _____

