Karen Johnson
Batch # 1159488
07/18/2024 09:26:52 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240718-0054095

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

MAP: 061040
PARCEL: 052.00

NEW OWNER'S ADDRESS:
Melchor A. Calignaoan
Sharon T. Colgate & William J. Colgate
4907 Log Cabin Rd.
Nashville, TN 37216

SEND TAX BILLS TO:
New Rez, LLC
75 Beattie Place, Ste. 110
Greenville, SC 29601

PREPARERS DISCLAIMER:

This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, we, Melchor A. Calignaoan, an unmarried man and Sharon T. Colgate, a married woman, fka Sharon T. Calignaoan, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Marina C. McGaugheys Second Subdivision of a part of Tract No. 4 in A.J. McGaugheys Section Second Haysboro Subdivision, not of record, described according to a survey made by John Kohl and Company, P.C., TN #100, dated May 17, 1990, as follows:

Beginning on the Westerly margin of Log Cabin Road, a the common corner of Lot Nos. 18 and 19; thence with the line between said two lots, Westwardly 213.2 feet to the Easterly line of Lot No. 11; thence with the Easterly line of Lots 11 and 12, Southwardly 100.05 feet to the common corner of Lots Nos. 17 and 18; thence with the line between said two lots, Eastwardly 219.2 feet to the Westerly margin of Log Cabin Road; thence with the Westerly margin of said Road, Northwardly 100 feet to the point of beginning.

Being the same property conveyed to Melchor A. Calignaoan, an unmarried man and Sharon T. Calignaoan, an unmarried woman by Quitclaim Deed dated 2/7/2017 from Tammy Mellons, Trustee of record in Instrument No. 20170209-0013605, and the same property conveyed to Melchor A. Calignaoan, an unmarried man by Warranty Deed dated 2/12/16 from Carol E. McHone, unmarried of record in Instrument No. 20160217-0014795, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4907 Log Cabin Rd., Nashville, TN 37216.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Melchor A. Calignaoan, an unmarried man and Sharon T. Colgate and husband, William J. Colgate, as tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property

is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 11th day of July 2024.

Melchor A. Calignaoan

Sharon T. Colgate

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Melchor A. Calignaoan and Sharon T. Colgate, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 11th day of July 2024.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the 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 an official seal this the 11th day of July 2024.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

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

Affiant

Sworn and subscribed before me, this the 11th day of July 2024.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027