Karen Johnson Davidson County
Batch# 1164588 DEEDQC
07/31/2024 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0058027

AMANDA L BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires July 26, 2025

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Cheatham
The actual consideration or value for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 24 day of July, 2024.

NOTARY PUBLIC
My Commission Expires: July 26, 2025

ADDRESS OF NEW OWNER:
Gregory Lee Winfrey
1500 Poplar Ridge Rd.
Chapmansboro TN 37035

SEND TAX BILLS TO:
New Owner

Map & Parcel: 09614021300

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Deborah Winfrey**, Grantor, does hereby quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Gregory Lee Winfrey**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 78 feet on the northerly side of Boulder Park Drive and runs back between lines 199.5 feet, more or less, on the easterly side, and 200 feet, more or less, on the westerly side, to the center line of McCrory Creek, the measurement thereon not being shown.

Being the same property conveyed to Deborah Winfrey and Richard L. Winfrey, Jr. by Quitclaim Deed from Deborah Winfrey and Brenda Morgan, Executrix of the Will of Nancy Opal Ann Law, deceased, dated 08/09/2022 and filed for record in Instrument Number 20220812-0091653, Register's Office for Davidson County, Tennessee.

This is real property also known as 3056 Boulder Park Drive, Nashville, TN 37214.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29 day of July, 2024.

Deborah Winfrey

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Deborah Winfrey, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 29 day of July, 2024.

Notary Public

My Commission Expires:

July 26 2025

AMANDA L BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 7/26/25

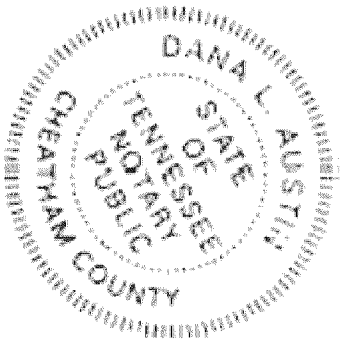
Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 24. 2024.

Date: July 24. 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this July 24. 2024.



Notary Public
My Commission Expires: 7/25/26