QUITCLAIM DEED

CTO-2024-598

JEFFREY PROPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd Day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/19/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Taylor & Ashley Wesson	**Same as New Owners**	
(NAME)		**091-02-0-228.00**
60023 Louisiana Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

GREGORY WESSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **HIS ENTIRE INTEREST** UNTO,

CHRISTY TAYLOR AND ASHLEY WESSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Rutherford County, Tennessee and being more particularly described as follows , to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning on Louisiana Avenue, 78 feet from the northwest corner of Louisiana Avenue and 60th Avenue North, and running thence westwardly along the north margin of Louisiana Avenue 22 feet, thence at right angles northwardly 150 feet to the south margin of an alley, thence eastwardly along the south margin of said alley 22 feet to a point 78 feet from the west margin of 60th Avenue, thence at right angles southwardly 150 feet to the beginning.

Being the same property conveyed to Marie Deal by Installment Deed from V. F. Bradley and wife, Maie Bradley, dated August 13, 1954 in Book 2444, Page 532, Register's Office of Davidson County, Tennessee.

The above described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecord.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson
Batch # 1170652
08/16/2024 12:58:12 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240816-0062954

This is improved property, known as **6002B Louisiana Avenue, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This deed was prepared without the benefit of a title search. No warranties are given as to the marketability of this property.

The purpose of this deed is to transfer any and all ownership interest that Gregory Wesson has in the said property due to him because of the death of Patsy Ann Wesson. Patsy Ann Wesson died intestate on or about August 8th, 2020 leaving any interest in the said property to her only heirs and beneficiaries Gregory Wesson, Ashley Wesson, and Christy Taylor.

Witness my/our hands this 2nd day of July, 2024

Gregory Wesson

Gregory Wesson

STATE OF TENNESSEE
COUNTY OF Rutherford

ON THIS 2nd DAY OF JULY, 2024, BEFORE ME PERSONALLY APPEARED MARIE DEAL, TO ME KNOWN TO BE THE PERSON (OR PERSONS) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SUCH PERSON (OR PERSONS) EXECUTED THE SAME AS SUCH PERSON'S (OR PERSONS') FREE ACT AND DEED.

WITNESS MY HAND, AT OFFICE, THIS 2nd DAY OF JULY, 2024.

Jeffrey Proper

NOTARY SIGNATURE
MY COMMISSION EXPIRES: 4/19/25

JEFFREY PROPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY