Prepared By:
Eric Lancer Meacham
127 Draper Drive
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch # 1173241 DEEDQC
08/22/2024 01:12:49 PM 3 pgs
Fees: $18.00 Taxes: $92.50
20240822-0064616

After Recording Return To:
Eric Meacham
127 Draper Drive
Goodlettsville, Tennessee 37072

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 29, 2024 THE GRANTOR(S),

- Nicholas Mark Warren, a single person

for and in consideration of: $25,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Eric Lancer Meacham, a single person, residing at 127 Draper Drive, Goodlettsville, Davidson County, Tennessee 37072

the following described real estate, situated in Goodlettsville, in the County of Davidson, State of Tennessee

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Goodlettsville Heights, Section IV of record in Plat Book 2133, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric L. Meacham and Nicholas M. Warren by deed from Zobair Rahimi of record in Instrument No. 20210915-0123570, Register's Office for Davidson County, Tennessee.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or

assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer as part of the division of property in a divorce

Tax Parcel Number: 03304003600

Mail Tax Statements To:
Nationstar Mortgage LLC, dba Mr. Cooper
P.O. Box 7729
Springfield, Ohio 45501-7729

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 1/30/24

Nicholas Mark Warren
203 E 44th Street
Savannah, Georgia, 31405

STATE OF GEORGIA, COUNTY OF CHATHAM, ss:

On this 30th day of January, 2024, before me, Moon McCroskey, personally appeared Nicholas Mark Warren, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

MOON MCCROSKEY NOTARY PUBLIC CHATHAM COUNTY, GEORGIA COMMISSION EXPIRES NOVEMBER 1, 2027

In witness whereof I hereunto set my hand and official seal.

Moon McCroskey
Notary Public

Universal Banker III
Title (and Rank)

My commission expires November 1, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $25,000.00.

Affiant
Affiant's Name: Eric Markham

Subscribed and sworn before me, this 22 day of August, 2024.

Notary

JEFF SMITH TN NOTARY AT LARGE COUNTY OF DAVIDSON My Comm. Expires May 09, 2026