Karen Johnson Davidson County
Batch# 1173571 DEEDQC
08/23/2024 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0065036

**THIS INSTRUMENT PREPARED BY:**
**Southland Law Group, PLLC**
**216 Centerview Drive, Suite 360**
**Brentwood, TN 37027**

| **NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL:** |
|---|---|---|
| Donald Shane Witherow<br>4780 Lealand Lane<br>Nashville, TN 37220 | SAME AS NEW OWNER | 132-13-0-035.00 |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Lindsie Nicole Witherow,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Donald Shane Witherow**, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Gateway Acres, Second Addition of record in Plat Book 1424, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 250 feet on the Easterly margin of Lealand Lane and extends back 551.4 feet on the Northerly line and 546.9 feet on the Southerly line, the Westerly margin of Old Kirkman Lane or Lea Avenue, measuring 250 feet thereon.

Being the same property conveyed to Donald Shane Witherow and Lindsie Nicole Witherow, husband and wife by Warranty Deed from Brian W. Ahern, a single man, dated 03/12/2021, of record in Instrument No. 20210315-0034150, Register's Office for Davidson County, Tennessee.

This is improved property known as 4780 Lealand Lane, Nashville, TN 37220.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 23rd day of August, 2024.

**Lindsie Nicole Witherow**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lindsie Nicole Witherow,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purpose therein contained.

Witness my hand and seal at office at Brentwood, Tennessee, this 23rd day of August, 2024.

Notary Public

My commission expires: 10/11/2025




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.

Affiant

Sworn to and subscribed before me this the 23rd day of August, 2024.

Notary Public

My commission expires: 10/11/2025



## CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 August 23, 2024.

Affiant

Date: 8/23/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 23rd day of August, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY