Karen Johnson Davidson County
Batch# 1173571 DEEDQC
08/23/2024 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0065038

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 914 Waterswood Drive Nashville, TN 37220	SAME AS NEW OWNER	132-13-0-008.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Lindsie 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. 3 on the Plan of Waterswood Acres of record in Plat Book 3300, Page 92, 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 Shane Witherow and Lindsie Witherow, husband and wife by Warranty Deed from Peter Rosenberger and wife, Mary Grace Parker Rosenberger, dated 10/15/2019, of record in Instrument No. 20191023-0108689, Register's Office for Davidson County, Tennessee. Shane Witherow and Donald Shane Witherow are one and the same person.

This is improved property known as 914 Waterswood Drive, 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 Witherow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lindsie 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

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202408230065038

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