Karen Johnson
Batch # 1175138
08/28/2024 03:00:50 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240828-0066279

This Instrument Prepared By:

BRIAN T. BOYD
750 Old Hickory Blvd
Bldg. 2, Ste. 150
Brentwood, TN 37027
(615) 861-1936
(615) 373-1582 Fax

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Jessica Goldberg<br>500 Yale Ave.<br>Madison, TN 37115 | Jessica Goldberg<br>500 Yale Ave.<br>Madison, TN 37115 | ~~052050141.00~~<br>052010 36 300 |

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 20th day of December, 2023, by and between William Blake Estes *("Grantor")* and Jessica Goldberg *("Grantees")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollars ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 144 Harris Street, Madison, TN 37115:

LAND IN DAVIDSON COUNTY, TENNESSEE: Being Lot No. 68 on the plan of Maidson Real Estate Company's Subdivision, of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 68 fronts 50 feet on the southerly side of Harris Street and runs bank parallel lines 190 feet to a dead line.

Being the same property conveyed to Two Dogs Development, LLC, a limited liability company, from Jaun P. Paredes Lema, by Warranty Deed dated August 12, 2021, in

Instrument No. 20210816-0110539, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Blake Estes and Jessica Goldberg, as Joint Tenants with Rights of Survivorship, from Two Dogs Development, LLC, a Wyoming Limited Liability Company, by Warranty Deed, dated 31 March, 2023, in Instrument No. 20230414-0027468, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assume; (2) All restrictions of record; (3) All easements of records; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The above-described property is improved property known as: 144 Harris Street, Madison, TN 37115.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

**William Blake Estes**

Wm B Gt

STATE OF TENNESSEE }
}
}

COUNTY OF DAVIDSON

Before me, Magdalene Humphreville, of the State and County aforesaid, personally appeared William Blake Estes, with whom I am personally acquainted, and who, upon oath, acknowledged the that he, executed the foregoing instrument for the purpose therein contained, by signing the his name.

WITNESS my hand and seal, this 20th day of December, 2023.

MAGDALENE HUMPHREVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires January 6, 2025

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $1.00.

Subscribed and sworn to before me this 20th day of December, 2023.

Notary Public

My Commission Expires: My Commission Expires January 6, 2025

