Karen Johnson
Batch # 1175138
08/28/2024 03:00:50 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240828-0066280

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 500 Yale Ave. Madison, TN 37115	Jessica Goldberg 500 Yale Ave. Madison, TN 37115	~~05205014100~~ ~~[illegible]~~ 05205014100

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 500 Yale Ave., Madison, TN 37115:

LAND IN DAVIDSON COUNTY, TENNESSEE: Being Lot No. 32 Block "K" on the plan of Madison Park subdivision of record in Plat 974, Page 38, 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 a portion of the same property conveyed to C&H Properties, LLC, a Tennessee Limited Liability Company by a warranty deed from Rebecca Morgan, a married woman, of record in Instrument No. 20210406-0044887 in the Register's Office for Davidson County, Tennessee, dated April 05, 2021 and recorded on April 6, 2021.

Being the same property conveyed to Jessica Goldberg and Blake Estes on the 23rd day of June, 2022 from C&H Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220628-0073968 in the Register's Office of Davidson County, Tennessee on June 28, 2022.

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: 500 Yale Ave., Madison, TN 37115.

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

GRANTOR:

William Blake Estes

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.

Affiant/Grantee

Affiant/Grantee

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

Notary Public

My Commission Expires: January 6, 2025

MAGDALENE HUMPHREVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY