Prepared By:
Lillie McCallie
3110 Laurel Forest Dr.
Nashville, TN 37214

After Recording Return To:
3110 Laurel Forest Dr
Nashville, Tennessee 37214

Karen Johnson Davidson County
Batch # 1175984 DEEDQC
08/30/2024 01:33:34 PM 4 pgs
Fees: $23.00 Taxes: $55.50
20240830-0067040

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 16, 2024 THE GRANTOR(S),

Lillie M McCallie ("Grantor"), and Helena S Raines, a formerly married couple who were divorced on July 16, 2024,

for and in consideration of: $15,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Lillie M McCallie, ("Grantee") a single person, residing at 3110 Laurel Forest Dr, Nashville, Davidson County, Tennessee 37214

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

The legal description is: See attached *Exhibit A*

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.

It is a transfer as part of the division of property in a divorce.

Tax Parcel Number: 96-15-66

Mail Tax Statements To:
Lillie M McCallie
3110 Laurel Forest Dr
Nashville, Tennessee 37214

Grantor Signatures:

DATED: 8/9/24

Lillie M McCallie
3110 Laurel Forest Dr
Nashville, Tennessee
37214

DATED: 8/9/24

Helena S Raines
1925 Ashland City Rd Apt 703
Clarksville, Tennessee
37040

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 9 day of August, 2024, before me personally appeared Lillie M McCallie, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

PRISCILLA GOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

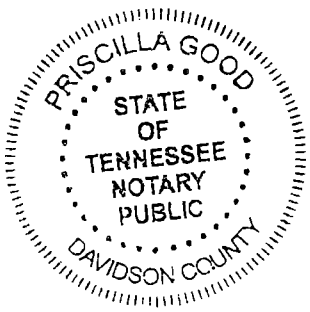
Priscilla Good
Notary Public

Receptionist
Title (and Rank)

My commission expires May 2028

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 9th day of August 2024, before me personally appeared Helena S Raines, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



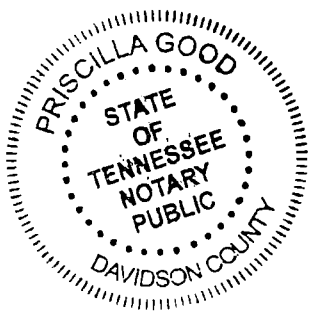
Priscilla Good
Notary Public
Signature of person taking acknowledgment

Receptionist
Title (and Rank)

My commission expires May 2028

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $15,000.00.

Lillie M McCallie
Affiant
Affiant's Name: Lillie M McCallie



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 15,000.00
Lillie M McCallie, **Affiant**
Subscribed and sworn before me this the
30 **Day of** August, 2024.
Brandi Weir, **Deputy Register**

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,900.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **July 25, 2016.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160068844 DEEDWARR
Recvd: 08/09/16 11:15 2 pgs
Fees:13.00 Taxes:702.63
20160809-0082731

16-0296

WARRANTY DEED

This Instrument Prepared By and Return To:

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0296**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillie M McCallie and Helena S Raines	**Peoples Home Equity, Inc.**	**96-15-66**
(NAME) **3110 Laurel Forest Dr.**	(NAME) **213 Ward Circle**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joshua Cody Cannon, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lillie M McCallie and Helena S. Raines, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 59, Hickory Bend, Section 3, as shown on plat of record in Plat Book 3600, page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Johsua Cody Cannon, an unmarried man, by Warranty Deed from Misty Meador, filed for record on November 1, 2007 at Instrument Number 20071101-0128807, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3110 Laurel Forest Dr., Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.