Karen Johnson
Batch # 1176132
09/03/2024 08:50:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240903-0067261

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LI
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 070020
PARCEL: 113.00

NEW OWNER'S ADDRESS:
Frances B. Wright & Stephanie Wright-Bailey
609 Toshas Ct.
Nashville, TN 37218

SEND TAX BILLS TO:
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, I, Frances B. Wright, an unmarried woman, (Grantor), by these presents do hereby quitclaim and convey all my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Tosha's Court, Section Three of record in Plat Book 9700, Page 60, 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 Frances B. Wright, an unmarried woman by Warranty Deed dated 3/20/2019 from Thomas Beasley, an unmarried man of record in Instrument No. 20190325-0026890, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 609 Toshas Ct., Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Frances B. Wright, an unmarried woman and Stephanie Wright-Bailey, an unmarried woman, as tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 26th day of August 2024.

Frances B. Wright
Frances B. Wright

Tammy Mellons
Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Frances B. Wright, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 26th day of August, 2024.

Melissa Heavener
Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 26th day of August 2024.

Melissa Heavener
Notary Public
My Commission Expires:



The actual consideration or value, whichever is greater, for this transfer is $0.

Frances B. Wright
Affiant

Sworn and subscribed before me, this the 26th day of August 2024.

Melissa Heavener
Notary Public
My Commission Expires:

