QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1187238 DEEDQC
09/27/2024 11:39:30 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20240927-0075081

CHUKWUDI ECHERIBU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF September 2024.

Notary Public

MY COMMISSION EXPIRES: July 3, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Readus Westmoreland	**New Owner**	**05909010300**
(NAME)	(NAME)	
4030 Boyd Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **READUS WESTMORELAND AND BERNICE WESTMORELAND WHITAKER,** HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **RICHARD MANSON, TRUSTEE**, HEREINAFTER CALLED THE GRANTEE, **TO CREATE A LIFE ESTATE INTEREST IN READUS WESTMORELAND WITH THE REMAINDER INTEREST TO BERNICE WESTMORELAND WHITAKER,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 154 on the plan of Haynes Estate, Section III, as of record in Book 4175, Page 80, Register's Office for said County.

Said Lot No. 154 fronts 82.7 feet on the easterly side of Boyd Drive and runs back between lines. 138.36 feet on the northerly line and 142.11 feet on the southerly line to a line at the rear on which it measures 70.10 feet.

Being the same property conveyed to Readus Westmoreland and Bernice Westmoreland Whitaker, as Joint Tenants, by Quitclaim Deed from Readus Westmoreland of record in Instrument No. 20201228-0153685 of said Register's Office.

This is improved property also known as 4030 Boyd Drive, Nashville, Tennessee 37218.

AND NOW I, **RICHARD MANSON**, THE SAID **TRUSTEE**, FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE, AS ABOVE SET OUT, DO HEREBY QUITCLAIM AND CONVEY A LIFE ESTATE INTEREST TO **READUS WESTMORELAND** WITH THE REMAINDER INTEREST TO **BERNICE WESTMORELAND WHITAKER,** HER HEIRS AND ASSIGNS, THE SAME PROPERTIES 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.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 26 day of September 2024.

Readus Westmoreland
Readus Westmoreland

Bernice Westmoreland Whitaker
Bernice Westmoreland Whitaker

Richard Manson, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **READUS WESTMORELAND,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of September 2024.

Notary Public

My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BERNICE WESTMORELAND WHITAKER,** the within named grantor, 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 and official seal, this the 26 day of September 2024.

Notary Public

My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

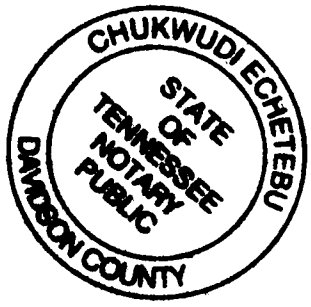
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD MANSON,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of September 2024.

Notary Public

My Commission Expires: July 3, 2028



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an oath that I am a licensed attorney and/or the 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 09-26-24.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 09-26-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 09-26-24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

