Karen Johnson Davidson County
Batch # 1189555 DEEDQC
10/03/2024 10:49:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241003-0076774

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To: | MAP-PARCEL NUMBER |
|---|---|---|
| Settled Roots, LLC<br>221 Steamboat Court<br>Nashville, TN 37214 | New Owner | 062-02-0A-142.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, JONATHAN LADON WILLIAMS, a married person, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto SETTLED ROOTS, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantee, its successors, and assigns, all of the right, title, and interest of Grantor in and to the following described tract or parcel of land, to *wit*:

A certain tract and/or parcel in Davidson County, Tennessee described as follows:

Being Lot No. 142 on the Plan of River Trace Estates, Phase 1, Section II, of Record in Plat Book 6900, Page 158, Register's Office of Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

This being the same property conveyed to Jonathan Ladon Williams by deed from Jade E. Williams of record as ID No. 20200610-0059551, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Jonathan L. Williams and Jade Elaine Williams, by deed from Jonathan L. Williams of record in Instrument 20140902-0079771, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, and property taxes.

This is improved real property known as: 221 Steamboat Court, Nashville, TN 37214

The said Jonathan Ladon Williams, and Jonathan L. Williams, is one and the same person. The said Jade Elaine Williams, and Jade E. Williams, is one and the same person.

Sydney Marie Williams joins in this instrument for the purpose of conveying any rights she may have as a result of her marriage to Jonathan Ladon Williams.

**THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of October, 2024.

Sydney Marie Williams

Jonathan Ladon Williams, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Jonathan Ladon Williams and Sydney Marie Williams, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 3rd day of October, 2024.

My Commission Expires: March 9, 2027

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-9-2027

Notary Public

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transaction is $0.00.

Jonathan Ladon Williams, AFFIANT

SWORN TO and subscribed before me
on this the 3rd day of October, 2024.

Notary Public

My Commission expires: March 9, 2027

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-9-2027