Karen Johnson Davidson County
Batch # 1189555 DEEDQC
10/03/2024 10:49:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241003-0076775

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 221 Steamboat Court Nashville, TN 37214	New Owner	062-02-0A-141.00

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*:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Subdivision of River Trace Estates Phase 1, Section II of record in Plat Book 6250, page 995 and amened in Plat Book 7678, page 67, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This being the same property conveyed to Jonathan Ladon Williams by deed from Jade E. Williams of record as ID No. 20200610-0059552, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Jonathan Ladon Williams and wife, Jade Elaine Williams, by deed from Christopher L. Williams and wife, Laura K. Williams of record in Instrument No. 20151120-0117775, in the 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: 217 Steamboat Court, Nashville, TN 37214

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

Notary Public

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

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