Karen Johnson
Batch # 1189555
10/03/2024 10:49:54 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241003-0076776

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-079.00

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 located in Davidson County, Tennessee, described as follows, to *wit*:

Lot No. 64-B, Subdivision of River Trace Estates, Phase 1, Sec 1, of Record in Book 6520, Pages 996 & 997, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jonathan Ladon Williams by deed from Jade E. Williams, of record as ID No. 20200610-0059553, said Register's Office. Being the same property conveyed to Jonathan Williams and Jade Williams, Husband and wife, Tenants in common, by Special Warranty Deed from The Bank of New York Mellon Trust Company, N.A., of record in Instrument No. 20130619-0062441, 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: 2718 Riverbend Drive, Nashville, TN 37214

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

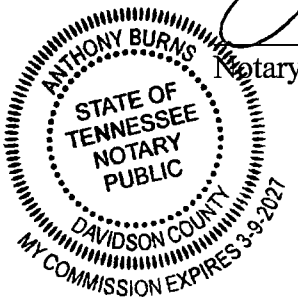
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



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

