QUITCLAIM DEED

CTO-2024-660

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 Day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/22/2025
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1190910 DEEDQC
10/07/2024 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241007-0077917

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. McWilliams	**SAME**	
(NAME) **34 Benzing Road**		**162-08-0-074.00**
(ADDRESS) **Nashville, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

KEVIN M. MCWILLIAMS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

KEVIN M. MCWILLIAMS, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in DAVIDSON County, TENNESSEE and being more particularly described as follows , to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of A Resubdivision of Lane Estates of record in Plat Book 4860, Page 65, 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 Kevin M. McWilliams, unmarried by Warranty Deed from Teresa McCombs and husband, Brain D. McCombs of record in Instrument No. 20091130-0109360 Register's Office for Davidson County, Tennessee, dated November 19, 2009 and recorded on November 30, 2009.

Prior Deed was incorrectly vested and the preparer is no longer in business to provide a Corrective Deed.

The above described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecord.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved__X__ unimproved_____ property believed to be known as: **34 Benzing Road, Nashville, TN 37013** , but such address is not part of the legal description of the property and in the even of any discrepancy, the legal description herein shall control.

Witness my/our hands this 30 day of September, 2024.

Kevin M. McWilliams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

ON THIS 9TH DAY OF SEPTEMBER, 2024, BEFORE ME PERSONALLY APPEARED KEVIN M. MCWILLIAMS, TO ME KNOWN TO BE THE PERSON (OR PERSONS) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SUCH PERSON (OR PERSONS) EXECUTED THE SAME AS SUCH PERSON'S (OR PERSONS') FREE ACT AND DEED.

WITNESS MY HAND, AT OFFICE, THIS 30th DAY OF SEPTEMBER, 2024.

NOTARY SIGNATURE
MY COMMISSION EXPIRES: 11/22/2025

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Macy Hunter, do hereby make 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 9/30/24 (date of document).

Macy Hunter
Affiant Signature

9/30/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of September, 2024.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 11/22/2025