Karen Johnson Davidson County
Batch# 1195988 DEEDQC
10/21/2024 11:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241021-0081528

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 04 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

WG-QCD-24-3264

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lois Y Carter, Wendy A Hayes, and Doris C Watkins, as Tenants in Common With Rights of Survivorship	**Same as new owner**	
(NAME)	(NAME)	**08008029000**
3264 Hinkle Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOIS Y CARTER, WENDY A HAYES, AND DORIS C WATKINS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LOIS Y CARTER, WENDY A HAYES, AND DORIS C WATKINS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Nettie B. Watkins and Bobby J. Waters, both unmarried by Warranty Deed from Deborah Denise Mitchell Roberts, single dated November 14, 1986 and recorded December 5, 1986 in Book 7061, Page 511, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nettie B. Watkins from Bobby J. Waters by Warranty Deed of Record in Instrument Number 20020703-0080192 in the Register's Office for Davidson County, Tennessee.

The said Nettie B. Watkins having since died intestate. Her interest in the subject property vested at death in Wendy A. Hayes, Doris C. Watkins, and Lois Y. Carter; her heirs at law as evidenced by Affidavit of Heirship of Record in Instrument Number 202410210081527__ in the Register's Office for Davidson County, Tennessee and Small Estate Probate in Docket Number 21P1624 in the Seventh Circuit Court for The Twentieth Judicial District Metropolitan Nashville/ Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3264 Hinkle Drive, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 04 day of ~~September~~ October 8th, 2024.

Wendy A Hayes

Doris C Watkins

STEPHEN DRUMMOND
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the **4th day of October, 2024.**

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the **4th day of October, 2024.**

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 07, 2026
COUNTY OF DAVIDSON

Lois Y Carter

Lois Y Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the **11th day of October, 2024.**

Notary Public
My Commission Expires: 9-16-2026
(SEAL)

SHEQUITA M GIBSON
Notary Public
Alabama State at Large

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **10/04/2024 and 10/11/2024** (date of document).

Affiant Signature

Date **10/11/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **11** day of **October**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027