QUITCLAIM DEED

Karen Johnson
Batch # 1206824
11/20/2024 08:45:52 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241120-0090026

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 14th DAY OF November 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Transitional Housing & Work Programs of Davidson County Inc.	**NEW OWNER**	
(NAME)	(NAME)	
109 Cude Ln		**03402004300**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Keith Mason and Nichole Mason ("Grantor") by these presents does herby convey, assign, and quitclaim to Transitional Housing & Work Programs of Davidson County Inc., a Tennessee nonprofit corporation ("Grantee") its successors and assigns, all of 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:

LAND IN the 10th Civil District of Davidson County, being Lot No. 4 on the Map of S Loellein's Unrecorded Plan of Lots described according to a survey thereof made by Cantrell, Connell, & Morrison Engineers, August 19, 1955, as follows:

Beginning at a point in the northeasterly margin of Cude Lane at the corner of Lots 3 & 4; thence with the line between said Lots N 44 degrees 21 minutes E, 209.4 feet to a point in the line of Lot 4, Shepherd Hills Subdivision, Section 1; thence along the line of said Subdivision, S 46 degrees 01 minutes E, 100.1 feet to the corner of Lots; thence with the line between Lots 4 & 5, S 44 degrees 21 minutes W, 210 feet to the margin of Cude Lane; thence with the margin of the same, S 45 degrees 39 minutes W, 100 feet to the point of beginning.

BEING THE SAME property conveyed to Transitional Housing & Work Programs of Davidson County, Inc. by warranty deed from Mike Beedles, of record at Instrument No. 20160601-0055246, Register's Office Davidson County.

BEING ALSO THE SAME property conveyed to Transitional Housing & Work Programs of Davidson County, Inc., Keith Mason and Nichole Mason by quitclaim deed of record at Instrument No. 20231027-0084231, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 109 Cude Lane, Madison, TN 37115

PH

Witness my hand this the 14th day of November, 2024.

Keith Mason

Nichole Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Mason and Nichole Mason (the bargainors), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of November, 2024.

Notary Public
My Commission Expires:

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

PH