QUITCLAIM DEED

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

Davidson County
DEEDQC
2 pgs

20241120-0090027

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 14 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
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		**05209006100**
(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 Davidson County, being Lot No. 1 on the Plan of A Subdivision of Lot Nos. 20, 21, 24 and 25, Montague Subdivision of record in Plat Book 843, Page 79, Register's Office Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME property conveyed to Transitional Housing & Work Programs of Davidson County, Inc. by warranty deed from Wilma L. Mason, of record at Instrument No. 20190904-0088984, 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. 20231027-0084241, Register's Office Davidson County, Tennessee. Such quitclaim deed corrected by that certain Affidavit of Scrivener's Error, of record at Instrument No. 20240516-0036364, 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: 421 E Due West Ave, Madison, 37115

PH

Witness my hand this the 4th 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 4th day of November, 2024.

Notary Public
My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2028
COUNTY OF DAVIDSON

PH