Karen Johnson Davidson County
Batch# 1210650 DEEDQC
12/02/2024 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241202-0093573

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 16 DAY OF Oct, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/09/2027

T-KEY-24-7526

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kacie Lee Sorace, unmarried	**Same as new owner**	
(NAME)	(NAME)	**142-14-0B-012.00-CO**
7526 Old Harding Pike,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MICHAEL D. WEATHERFORD, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KACIE LEE SORACE, UNMARRIED** 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Final Plat Phase I - Section VIII, River Plantation of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Included in the a above description but excluded from this conveyance is a portion of subject property conveyed from Chung Thanh Dieu and wife, Tuyen Nguyen Dieu to Metropolitan Government of Nashville and Davidson County, Tennessee, dated 5/27/94 and recorded 6/13/94 in Book 9376, Page 801, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the existing Westerly margin of Old Harding Pike at Station 100+92.32, a distance of 30.00 feet left of the Survey Centerline as shown on Project No. 92-R-6, Sawyer Brown Road/Old Harding Road Intersection Improvements; thence leaving said point along the Westerly margin of Old Harding Road, North 20 degrees 42 minutes 07 seconds East a distance of 85.00 feet to a point; thence continuing North 69 degrees 17 minutes 54 seconds West a distance of 12.92 feet to a point; thence continuing South 20 degrees 46 minutes 57 seconds West a distance of 85.00 feet; thence continuing South 69 degrees 17 minutes 54 seconds East a distance of 13.04 feet to the point of beginning and containing an area of I,102.96 square feet, more or less or approximately 0.025 acres, more or less.

Being the same property conveyed to Kacie Lee Sorace and Paul T. Sorace, wife and husband, and Michael D. Weatherford, an unmarried man by Warranty Deed from Chung Thanh Dieu and wife, Tuyen Nguyen Dieu of record in Instrument No. 20120312-0021122 Register's Office for Davidson County, Tennessee, dated March 09, 2012 and recorded on March 12. 2012.

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: **7526 Old Harding Pike, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 16th day of Oct., 2024.

Michael D. Weatherford
Michael D. Weatherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. WEATHERFORD, 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 16th of Oct., 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 October 16, 2024 (date of document).

Affiant Signature

Date December 2, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

