QUITCLAIM DEED

Karen Johnson
Batch # 1213475
12/09/2024 12 16 12 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241209-0095399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$ $0 00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the 9 Day of December 2024.
J. Rivera, Deputy Register

DAY

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Kimberly L. McLester.	**New Owner**	**162-02-0-020.00**
(NAME) **165 Suzanne Drive**	(NAME)	
(ADDRESS) **Antioch, TN, 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TONY E. MCLESTER AND KIMBERLY L. MCLESTER ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

KIMBERLY L. MCLESTER ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE PLAN OF COLEWOOD ACRES, SECTION 1 OF RECORD IN PLAT BOOK 3700, PAGE 59, 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 TONY E. MCLESTER AND KIMBERLY L. MCLESTER, BY WARRANTY DEED, FROM CAROLYN WOOD, OF RECORD IN BOOK 10626, PAGE 370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as. **165 Suzanne Drive, Antioch, TN, 37013.**

Witness our hands this the 4 day of December, 2024.

TONY E. MCLESTER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TONY E. MCLESTER,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of December, 2024

Notary Public
My Commission Expires: 09/18/2027

SOPHIA A. SIPPOLA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

KIMBERLY L. MCLESTER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

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

Witness my hand and official seal, this the 4 day of December, 2024.

Notary Public
My Commission Expires: 09/18/2027

SOPHIA A. SIPPOLA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD