Karen Johnson Davidson County
Batch# 1218444 DEEDQC
12/19/2024 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241219-0098819

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 19 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

SG-QCD-24-3806

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)
Joshua B. Graham and Lauren W. Graham	**Joshua B. Graham and Lauren W. Graham**	
(NAME) **3806 Whites Creek Pike,**	(NAME) **3806 Whites Creek Pike**	**04900010000**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Nashville TN 37207**	
(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, **JOSHUA B. GRAHAM, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSHUA B. GRAHAM AND LAUREN W. GRAHAM, HUSBAND AND WIFE** 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 the 12th, formerly the 21st Civil District of Davidson County, Tennessee described according to a survey made by Ralph W.C. Lambert, Surveyor, January 31, 1995, as follows:

Beginning at the center of White's Creek Pike at the southeast corner of the property conveyed to Jesse E. Stroud and wife, by Deed from Kathleen Burton, of record in Book 2282, Page 267, Register's Office for said County; thence with the center of said Pike, south 38 degrees east 110 feet to the northeast corner of the property conveyed to James H. Pirtle and wife, by Deed of record in Book 2332, Page 280, said Register's Office; thence with the northwesterly line of said Pirtle property, south 47 degrees 10' west 886 feet to the center of White's Creek; thence with the center of said creek, north 28 degrees 30' west 100 feet to an iron pin, the southwest corner of said Stroud property; thence with the southeasterly line of said Stroud property north 46 degrees 30' east 858 feet ti tge beginning.

Being the same property conveyed to Joshua B. Graham, an unmarried man from Matthew A. Salyer and Danyell C. Salyer, husband and wife, by Warranty Deed of record in Instrument No. 20140318-0022391 in the Register's Office for 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: **3806 Whites Creek Pike, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 19 day of DECEMBER, 2024.

Joshua B. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA B. GRAHAM, 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 19 of DECEMBER, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sydney Gleaves, 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 12/19/2024 (date of document).

Affiant Signature

Date 12/19/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of DECEMBER, 2024.

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

