THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration for this transfer is: **$0.00** Felicia Lopez AFFIANT Subscribed and sworn to before me, this 17th day of December 2024. A Wallace NOTARY PUBLIC My Commission Expires: 7/3/2028

AGATHA WALLACE · STATE OF TENNESSEE NOTARY PUBLIC · COUNTY OF DAVIDSON · MY COMM. EXPIRES 07/03/2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Whittaker 2292 Stanford Court Clermont , FL 34711	New Owner	Map and Parcel No.: 148 14 0 016.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAYNA GOEDECKE** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **MICHAEL WHITTAKER** ("GRANTEE") its heirs, successors and assigns, all right, title, and interest in 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. 119 of Locustwood Subdivision, Section II, of record in Plat Book 2331, Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property devised to Jerry Edward Taylor by Last Will and Testament of William R. Springer of record in Will Book 221, page 819, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory R. Whitaker by Deed from Jerry Edward Taylor of record in Book 11244, Page 694, Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1219930
12/26/2024 11 40 01 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241226-0099721

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

This is **improved** property known as: **3928 East Ridge Drive, Nashville, Tennessee 37211.**

Witness my hand on this the 4 day of DECEMBER 2024.

By: Jayna Goedecke
JAYNA GOEDECKE

STATE OF ~~TENNESSEE~~ ALABAMA)
COUNTY OF DAVIDSON JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAYNA GOEDECKE**, the within named Affiant, 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 at office, this 4 day of DECEMBER 2024.

Notary Public

My Commission Expires: 7/15/28

DAVID SPIVEY
NOTARY
PUBLIC
ALABAMA STATE AT LARGE