Karen Johnson
Batch # 1220022
12/26/2024 01 10 11 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241226-0099849

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Charles Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES 09-27-26
(AFFIX SEAL)

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)
Charles Williamson	**Same as New Owner**	
(NAME)	(NAME)	**051-04-0-092 00** **051-04-0-093 00**
2360 Baker Road,		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP & PARCEL NOS.

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, **CHARLES WILLIAMSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHARLES WILLIAMSON** 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit

Being the West 47 feet of Lot No 11 and the East 28 feet of Lot No 12 on the map of the Madison Realty Company's Subdivision, of record in Book 547, Page 164, Register's Office for said county

Said parts of said lots adjoining and front together 75 feet on the North side of Neely's Bend Road and runs back between parallel lines 190 feet to a dead line

Being the same property conveyed to Charles Williamson by Special Warranty Deed from Federal National Mortgage Association of record in Instrument No 20131211-0125484 Register's Office for Davidson County, Tennessee, dated December 2, 2013 and recorded on December 11, 2013

This is **improved** property known as **117 Neelys Bend Road, Madison, Tennessee 37115**

CHALONDA HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. SEPT. 27, 2026

Witness my/our hand(s) this the 29th day of November, 2024

Charles Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES WILLIAMSON, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th day of November, 2024

Notary Public
My Commission Expires Sept. 27, 2026.
(SEAL)

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

CHALONDA HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. SEPT. 27, 2026