Karen Johnson
Batch # 1224033
01/07/2025 08:33:15 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250107-0001149

PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
P: 615-428-7345

STATE OF Florida)
COUNTY OF Broward)

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

KELSEY PROPER
Notary Public - State of Florida
Commission # HH415727
Expires on June 28, 2027

Frank Westmoreland III
Affiant

SWORN AND SUBSCRIBED before me this 6th day of December, 2024.

Notary Public

My commission expires: 06/28/2027
Notarized remotely online using communication technology via Proof.
Driver License produced for ID.

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map + Parcel
Jimmie D. McGee 1416 Rosebank Ave. Nashville, TN 37206	**Jimmie D. McGee** 1416 Rosebank Ave. Nashville, TN 37206	084 01 0 018.00

THIS QUITCLAIM DEED made this the ____ day of November, 2024 by **FRANK WESTMORELAND, III** (later called "Grantor"), whose mailing address is 730 Moormans Arm Rd., Nashville, TN 37207, to **JIMMIE D. MCGEE** (later called "Grantee"), whose mailing address is 1416 Rosebank Avenue, Nashville, TN 37206.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, her heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

"Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Overlook Park, as shown on plat of record in Plat Book 1835, Page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Albert D. Freeland and wife, Mary P. Freeland by deed from Michael A. Tanner and wife, Pamela N. Tanner of record in Book 7533, Page 756, Register's Office for Davidson County, TN.

Being the same property conveyed to Jimmy D. McGee and Lula P. McGee, unmarried, by Warranty Deed from Albert D. Freeland and Mary P. Freeland, husband and wife, of record in Book 11372, Page 296, Register's Office for Davidson County, Tennessee.

Being the same property referenced in the Affidavit of Heirship executed by Lillian Valles and filed on September 22, 2023 of record in Instrument No. 20230922-0074746 Register's Office for Davidson County, Tennessee.

This is improved property known as 1416 Rosebank Ave., Nashville, TN 37206."

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 06 day of December, 2024

Frank Westmoreland III

FRANK WESTMORELAND, III, GRANTOR

STATE OF Florida)
COUNTY OF Broward)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Frank Westmoreland, III**, the Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 6th day of December 2024.

NOTARY PUBLIC

My commission expires: 06/28/2027

KELSEY PROPER
Notary Public - State of Florida
Commission # HH415727
Expires on June 28, 2027

Notarized remotely online using communication technology via Proof.
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Certificate of Authenticity

I, Danielle M. Beaty, 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 1/2/2025.

Date

Danielle Beaty

Affiant Signature

1/2/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2025.

Taylor Ezell

Notary's Signature

My Commission Expires: September 8, 2025

Date

Notary's Seal (if on paper)

TAYLOR EZELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY