Karen Johnson
Batch # 1224255
01/07/2025 04:04:15 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250107-0001465

Prepared By: Charlton Guffey
Attorney at Law
506 N. Main Street
P.O. Box 904
Jamestown, TN 38556

QUITCLAIM DEED

For good and valuable consideration received, I, **Tessa Westmoreland, surviving tenant by the entirety with Claude Westmoreland, deceased,** convey unto **Tessa Westmoreland, an unmarried woman,** the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Eskridge Subdivision of part of the W.B. Franklin property, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 to a dead line.

Being the same property conveyed to Claude Westmoreland by deed from Annabel C. Johnson of record in Book 9945, page 95 Register's Office for Davidson County, Tennessee.

Previous and Last conveyance being a Quitclaim Deed from Claude Westmoreland unto Claude Westmoreland and wife, Tessa Westmoreland, recorded March 19, 2020, Instrument Number 20200319-0030468, of the Register's Office of Davidson County, Tennessee. However, Claude Westmoreland is now deceased, his date of death being April 12, 2024. He is survived by his wife, Tessa Westmoreland, who took title to the subject property as surviving tenant by the entirety.

Map & Parcel: 072 09 0 247.00

No title examination has been made by the preparer, and Charlton Guffey, Attorney, and/or Guffey Law, PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Guffey Law, PLLC and Charlton Guffey, Attorney has prepared this instrument up on information furnished, examined and proofread by the parties. The parties have also been advised to carefully proofread the document and if any errors are found after recording of the documents, the parties will pay for the preparation and filing of any corrections.

This 6th **day of** January, **2025.**

Tessa Westmoreland

Tessa Westmoreland

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, this day personally appeared **Tessa Westmoreland,** the bargainer, with whom I am personally acquainted, and acknowledged the execution of the above quitclaim deed for the purposes therein contained, as witness my hand and official seal, this 6th day of January, 2025.

Kayla S. Jones
NOTARY PUBLIC

KAYLA S. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2028

STATE OF Tennessee
COUNTY OF Davidson

I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Tessa Westmoreland
AFFIANT

Sworn to and subscribed before me on this the 6th day of January, 2025

Kayla S. Jones
NOTARY PUBLIC

KAYLA S. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 11/08/2028

NAME AND ADDRESS OF PROPERTY OWNER(S):

Tessa Westmoreland
1025 Fairwin Avenue
Nashville, TN 37216

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS OWNER