Karen Johnson Davidson County
Batch# 1226690 DEEDQC
01/15/2025 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250115-0003337

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $-0-. Celeste M Reed Affiant Subscribed and sworn to before me, this 15 day of January, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Celeste Reed Revocable Trust 212 Lauderdale Road Nashville, TN 37205	New Owner	Map and Parcel No.: 103-12-135

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Celeste M. Reed, married (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Celeste Reed, Trustee of the Celeste Reed Revocable Trust u/a/d November 6, 2024, her successors and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 212 Lauderdale Road, Nashville, TN 37205.

D. Donald Welch, Jr. joins in the execution of this deed for the purpose of conveying any interest he has in the property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of January, 2025.

Celeste M. Reed

D. Donald Welch, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Celeste M. Reed and D. Donald Welch, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of January, 2025.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Being Lot No. 32 of Block "C" on the Plan of Cherokee Park Second Section, of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Celeste M. Reed and spouse, D. Donald Welch, Jr. by deed from Celeste M. Reed, formerly known as Celeste Reed Harrison, of record in Instrument No. 20011016-0112710, Register's Office for Davidson County, Tennessee. D. Donald Welch, Jr. having conveyed his interest in the property to Celeste M. Reed by Quitclaim Deed recorded as Instrument No. 20230817-0064319.

Tennessee Certification of Electronic Document

I, George Mudter, 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 1/15/25 (date of document).

Affiant Signature

1/15/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

