Karen Johnson
Batch # 1228734
01/22/2025 10:18:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250122-0004769

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(E)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Ann E. Mahaffey
Affiant

Subscribed and sworn to before me this 11th day of January, 2025.

Susan F. Clynes
Notary Public

My Commission expires: 1/4/2027

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Ann Elizabeth Mahaffey **9620 Deer Track Ct** **Brentwood, TN 37027**	**Same as before**	**141-05-0-A-015.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Limestone Management Consultants, LLC, an Alabama limited liability company, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged and for the purpose of settling property rights in a divorce filed in Chancery Court for Williamson County, Tennessee, Case No. 16CV-45503, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Ann Elizabeth Mahaffey, its entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN being Lot No. 15 on the Plan of Avondale Park, Phase 1, Section 1A of record in Instrument No. 20080226-0018937 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Limestone Management Consultants, LLC , an Alabama limited liability company, from NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes, by Special Warranty Deed dated July 7, 2009, recorded July 7, 2009, in Instrument No. 20090709-0064061, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

This is improved property known as 1032 Nunnery Lane, Nashville, Tennessee 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 16th day of January, 2025.

Limestone Management Consultants, LLC

By: Ann E Mahaffey
Ann Mahaffey, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ann Mahaffey, Authorized Member, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Authorized Member of Limestone Management Consultants, LLC, the within named bargainor, a limited liability company, and that she as such Authorized Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Authorized Member.

Witness my hand and Seal at office in Nashville, Tennessee, this 16th day of January, 2025.

Susan F. Clynes
Notary Public

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

1/4/2027

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.