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

Karen Johnson
Batch # 1230876
01/28/2025 08 35.42 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250128-0006226

Azeen Azeem
REGISTRATION NUMBER
7966620
COMMISSION EXPIRES
April 30, 2025

STATE OF Virginia)
COUNTY OF Prince William)

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

Raymond Westmoreland
Affiant

SWORN AND SUBSCRIBED before me this 5th day of January 2025, 2024. AA

Electronic Notary Public
Notary Public

My commission expires: 04/30/2025

Notarized remotely online using communication technology via Proof

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 **RAYMOND WESTMORELAND** (later called "Grantor"), whose mailing address is 4026 Rhythm Drive, Smyrna, TN 37167, 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 5th day of January 2025, ~~2024~~ AA

Raymond Westmoreland
RAYMOND WESTMORELAND, GRANTOR

STATE OF Virginia)
COUNTY OF Prince William, Virginia)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Raymond Westmoreland**, 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 5th day of January 2025 ~~2024~~ AA

Electronic Notary Public
NOTARY PUBLIC

My commission expires: 04/30/2025

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC

Azeen Azeem
REGISTRATION NUMBER
7966620
COMMISSION EXPIRES
April 30, 2025

Notarized remotely online using communication technology via Proof

Certificate of Authenticity

I, Janae P. Davis, 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 January 24, 2025.

Date

Janae P. Davis

Affiant Signature

1/24/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of January, 2025.

Heather Crocker

Notary's Signature

My Commission Expires: 7/7/2027

Date

Notary's Seal (if on paper)

