QUITCLAIM DEED

Karen Johnson
Batch # 1237816
02/14/2025 02 15 31 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250214-0011450

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY
6040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Victor J. Fletcher	**New Owner**	**17200003800**
(NAME)	(NAME)	
6040 Mt. Pisgah Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WALTER LEE MCKINNON ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

VICTOR J. FLETCHER ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SITUATED ON THE WEST SIDE OF WATSON ROAD, BETWEEN THE LANDS OF VIOLET GREEN ON THE NORTH AND JAMES HARVEY HOLT ON THE SOUTH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WATSON ROAD, THENCE WITH SAID WATSON ROAD NORTH 1 DEG. 30 MIN. EAST 84 FEET TO A POINT IN SAID ROAD 5 FEET SOUTH OF THE FENCE OF VIOLET GREEN; THENCE NORTH 81 DEG. 5 MIN. WEST 23.9 FEET TO A POINT STILL FIVE FEET SOUTH OF THE FENCE OF VIOLET GREEN; THENCE SOUTH 8 DEG. 55 MIN. WEST 108 FEET 6 INCHES TO A POINT; THENCE SOUTH 86 DEG. 52 MIN. EAST 251 FEET TO THE POINT OF BEGINNING, CONTAINING 54/100 OF AN ACRE MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WALTER LEE MCKINNON, BY QUITCLAIM DEED, FROM VIRGINIA FLETCHER, A/K/A VIRGINIA MCKINNON, WHO RESERVED FOR HERSELF A LIFE ESTATE, OF RECORD IN BOOK 8158, PAGE 319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID VIRGINIA FLETCHER, A/K/A VIRGINIA MCKINNON, HAVING SINCE PASSED ON NOVEMBER 19, 1994, HER LIFE ESTATE EXPIRED AND TITLE VESTED SOLELY IN WALTER LEE MCKINNON BY OPERATION OF LAW.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **6040 Mt. Pisgah Road, Nashville, TN, 37211.**

Witness our hands this the 11 day of February, 2025.

Walter McKinnon
WALTER LEE MCKINNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER LEE MCKINNON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 11 day of February, 2025.

Adam H. Jefferson
Notary Public

My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY