Karen Johnson Davidson County
Batch# 1240535 DEEDQC
02/25/2025 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013895

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS February 21st 2025.

Notary Public

COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Nicholas Kirk	Nicholas Kirk	096 15 0 003.00
(Name) 3103 Lakeland Drive Nashville, TN 37214	3103 Lakeland Drive Nashville, TN 37214	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Amanda McElyea n/k/a Amanda Ann McElyea Kirk,unmarried hereinafter referred to as Grantor(s), hereby quitclaim to Nicholas Kirk,unmarried, his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One:
Land in Davidson County, Tennessee, being Lot No. 908 on the Plan of "Cloverhill, Section No. XI", of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 908 fronts 80 feet to the South side of Lakeland Drive and runs back between lines 486.3 feet, more or less, on the West line and 393.4 feet more or less, on the East line to McCrory Creek, measuring 123 feet, more or less, thereon.

Tract Two:
Land in Davidson County, Tennessee, being part of Lot 907 on the Plan of "Cloverhill Section No. XI" as of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee.

Tract Two:
Land in Davidson County, Tennessee, being part of Lot 907 on the Plan of "Cloverhill Section No. XI" as of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee.

Beginning at a point on the line between Lots 907 and 908, said point being located 150 feet South of the common front corner on Lakeland Drive; thence Southwardly along said line, passing a witness line at 14 feet, a total distance of 336 feet, more or less, to a point in the center of McCrory Creek; thence along the center of said creek Westwardly 110 feet, more or less, to a point in the Easterly margin of Ironwood Drive; thence along the Easterly margin of Ironwood Drive Northwardly, passing a witness line at 335 feet, a total distance of 343.6 feet, more or less, to a point; thence Easterly 110 feet to the beginning.

Being the same property conveyed to Nicholas Kirk and Amanda McElyea, both unmarried from Hilda Hill, a married woman by Warranty Deed dated April 13, 2017 and recorded on April 18, 2017 in Instrument No. 20170418-0037690, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Amanda Ann McElyea Kirk has hereunto set his/her/their signature, on this, the 21st day of February, 2025.

Amanda Ann McElyea Kirk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amanda Ann McElyea Kirk, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Mayner, 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

February 21, 2025.

Date

Affiant Signature

February 25, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON