QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1242930 DEEDQC
03/04/2025 02:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250304-0016324

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF March, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3331JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
2423 Maplecrest Drive Nashville, TN 37214, LLC, A Tennessee limited liability company	New Owner	08412008100
2423 Maplecrest Drive		
Nashville, TN 37214		

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

DERRICK M. MINYARD AND RACHEL MINYARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

2423 MAPLECREST DRIVE NASHVILLE, TN 37214, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said Lot No. 6 fronts 100.0 feet on the south margin of Maplecrest Drive and runs back 150.0 feet on the west line and 230.0 feet on the east line to a broken line measuring 144.6 feet thereon.

Being the same property conveyed to Derrick M. Minyard*, a single man, by deed dated 03/29/2017, from Jan Grinder Paone and Julie Grinder Sweeney, Sole Heirs/Devisees under the Will of Opal B. Grinder, of record in Instrument No. 20170330-0031017, Register's Office for said County.

**Rachel Minyard joins in the execution to convey any and all interest she may have in said property*

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is Improved property known as 2423 Maplecrest Drive, Nashville, TN 37214

Witness my hand on this 4th day of March, 2025

Derrick M. Minyard

Derrick M. Minyard

Rachel Minyard

Rachel Minyard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named:DERRICK M. MINYARD AND RACHEL MINYARD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that DERRICK M. MINYARD AND RACHEL MINYARD executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of March, 2025

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

I Lisa Allard, 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 March 04, 2025.

Lisa Allard March 04, 2025

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this March 04, 2025.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY