Karen Johnson Davidson County
Batch# 1248777 DEEDQC
03/21/2025 07:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250321-0020895

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Eric A. Whitman, et al	Eric A. Whitman	Map/Parcel: 147 01 0 135.00
409 Wauford Drive	409 Wauford Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Eric A. Whitman, married** by these presents do hereby quitclaim and convey unto the said **Eric A. Whitman and Vikki Mitchell, husband and wife**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add spouse to title.

This is unimproved ( ) property known as 409 Wauford Drive, Nashville, TN 37211
Improved (✓)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 14th day of March, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric A. Whitman

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Tressie M. Lewis, Notary Public, a Notary Public in and for said County and State, Eric A. Whitman the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 4323 Sidco Dr, Nashville, TN 37204 this 14th day of March, A.D., 20 25.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: 11/08/2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (3A).

Subscribed and sworn to before me this the 14th day of March, 20 25.

(Affix Seal)

Affiant Eric A. Whitman

Notary Public

My Commission Expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 525 ON THE PLAN OF CALDWELL HALL, SECTION IX, AS OF RECORD IN BOOK 3300, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to Eric A. Whitman, married by Deed from Aubrey M. Witherington, Jr. and Wife, Melba J. Walker of record in Document No. 20001002-0096798, said Register's Office.

Certificate of Authenticity

I, Jennifer Terranova, 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 3 / 14 / 2025.

Date

Jennifer Terranova
Affiant Signature

3 / 17 / 2025
Date

State of New York

County of Monroe

Sworn to and subscribed before me this 17 day of March, 20 25.

Amy Law
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025