THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 080-08-0
PARCEL 253 00CO

NEW OWNER'S ADDRESS & SEND TAX BILLS TO.
Jasmine Davis
7470 Wilkinson Rd
Joelton, TN 37080

Karen Johnson
Batch # 1265613
04/29/2025 10 26 36 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250429-0032862

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, I, Jasmine Biddick, nka Jasmine Davis, Grantor, by these presents do hereby quitclaim and convey unto Jasmine Davis, a married woman, Grantee, her successors and assigns all of my interest in the following described tract or parcel of land, to wit·

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

Being Lot No. 39 on the Plan of Bordeaux Hills Section IV as of record in Book 3600, Page 49, Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jasmine Biddick by Warranty Deed dated 08/20/2018 from Dale Hire, a married man of record in Instrument Number 20180827-0084597, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as· 3248 Mexico Dr., Nashville, TN 37218.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 24 day of April, 2025

Jasmine Davis

Jasmine Biddick nka Jasmine Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jasmine Biddick nka Jasmine Davis, 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, at office, this 24th day of April, 2025

Tammy D. Mellons

Notary Public
My Commission Expires. 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0 Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E

Jasmine Davis

Affiant

Sworn and subscribed before me, this the 24th day of April, 2025

Tammy D. Mellons

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY