Karen Johnson Davidson County
Batch# 1312834 DEEDQC
08/20/2025 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250820-0066670

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0368

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Samuel L. Davis	NEW OWNER	Map: 07207003400 & 07207003500
(NAME) 2426 Dundee Lane	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SAMUEL L. DAVIS, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

SAMUEL L. DAVIS, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Tract I:

Land in Davidson County, Tennessee, being part of Lots 20 and 21 on the plat of subdivision of the Mora Sharpe Lands, as of record in Plat Book 547, page 114, Register's Office for said County, described as follows:

Beginning on the westerly margin of Riverside Drive at a point 150 feet south of the southern margin of Shelton Avenue; thence westerly 174 feet more or less to the line between Lots 19 and 20 on the said plan said point being 150 feet south of Shelton Avenue; thence southerly with this line 50 feet; thence easterly 174 feet, more or less, to the westerly margin of Riverside Drive; thence northerly with same 57 feet to the beginning.

Tract II:

Land in Davidson County, Tennessee, being part of Lots Nos. 20 and 21 on the Plan of a Part of the Mora Sharpe Lands, as of record in Plat Book 547, page 114, Register's Office of Davidson County, Tennessee. Said parts of Lots Nos. 20 and 21 are described as follows:

Beginning at a point in the westerly boundary line of Riverside Drive and the easterly boundary line of Lot No. 21, 207.5 feet southerly from the north east corner of Lot No. 21, McCormick's present southeast corner thence southerly with the easterly boundary line Lot No. 21, 50 feet more or less to the southeast corner of Lot No. 21, thence westerly with the southerly boundary lines of Lots 20 and 21, 180 feet to the southwest corner of Lot No. 20, thence northerly with the westerly boundary line of Lot No. 20 and the easterly boundary line of Lot No. 19, 50 feet more or less to a point in said boundary line McCormick's

present southwest corner, thence easterly with McCormick's southern boundary line 180 feet more or less to the point of beginning.

Being the same property conveyed to Samuel L. Davis, by deed from Margaret Whitfield, married, of record in Instrument No. 20110627-0048828, dated June 24, 2011, Register's Office for said County.

The purpose of this conveyance is to consolidate the two parcels into one parcel for property tax purposes.

This is improved property, known as 2358 Riverside Drive, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever 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 my hand this 20th day of August, 2025.

Samuel L. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel L. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of August, 2025

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Patricia Nicholls, 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, August 20, 2025.

(AFFIANT) – Patricia Nicholls

August 20, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me August 20, 2025.

My commission expires: 3-3-26

Notary Public

