Karen Johnson Davidson County
Batch# 1326889 DEEDQC
09/25/2025 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076687

# QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WG-QCD-25-4064

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 25 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-20-28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marcus Collier** | **Same as new owner** | |
| (NAME) **2024 15th Avenue North,** | (NAME) | **04104001000** |
| (ADDRESS) **Nashville, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCUS COLLIER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARCUS COLLIER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in the Tenth Civil District of Davidson County, Tennessee being Lot No. 52 of Dalemere Subdivision, Section 4 of record in Book 3300, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Floyd A. Collier and wife, Mary L. Collier, by Jean B. Hawkins, Unmarried, by deed of record in Book 8029, Page 545, Register's Office for Davidson County, Tennessee.

The said Floyd A. Collier having since died on March 23, 2003, his interest in the property vested at death in Mary L. Collier as surviving tenant by the entirety.

The said Mary L. Collier having since died intestate on July 11, 2024, her interest in the property vested at her death in Marcus Collier, her heir at law, as evidenced by Affidavit of Heirship of record in Instrument Number 202509250076685, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4064 Matilda St, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 25 day of September, 2025.

Marcus Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my/our hand(s) this the 25 day of September, 2025.

Notary Public
My Commission Expires: 03-20-28
(SEAL)




**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **9/25/2025** (date of document).

Affiant Signature

Date **9/25/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **25** day of **September**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027