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

NEW OWNER'S ADDRESS
Tina A. Terrell
1023 Marshall St.
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 290203 DEEDQC
09/24/2019 11:00:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190924-0096935

MAP: 043160
PARCEL: 096.00

SEND TAX BILLS TO:
Tina A. Terrell
1023 Marshall St.
Hendersonville, TN 37075

QUITCLAIM DEED

This document is being prepared based on information provided by the parties and no title search having been performed

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, James Dougherty, unmarried, Grantor, by these presents do hereby quitclaim and convey unto Tina A. Terrell, married, Grantee, her successor and assigns all of my interest in the following described tract or parcel of land, to wit:

Being Lot No. 44 in the Kingsway Green Subdivision, in a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee. This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, Page 68, Register's Office for Davidson County, Tennessee and all zoning ordinances or laws of any Governmental authority.

Being the same property conveyed to James Dougherty and wife, Claudia Dougherty by Warranty Deed dated 12/7/1981 from LaRuth Reynolds of record in Book 5829, Page 773, Register's Office for Davidson County, Tennessee. Claudia Dougherty now being deceased, having died April 23, 2004.

This is (X) improved ( ) unimproved property known as: 1224 London Bridge Road, Madison, TN 37115

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 23rd day of September, 2019.

James Dougherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Dougherty, 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 23rd day of September, 2019.

Notary Public
My Commission Expires: 3/3/20

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Jena Durrell
Affiant

Sworn and subscribed before me, this the 23rd day of September, 2019.

Tammy D. Mellons
Notary Public
My Commission Expires: 3/3/20

