This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

Karen Johnson Davidson County
Batch# 424869 DEEDQC
06/24/2020 10:01:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200624-0068024

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Cheryl Ann Ganison
**Cheryl Ann Ganison**

STATE OF MD )
COUNTY OF Charles )

Sworn to and subscribed before me
This 21st day of May, 2020.

Stephanie L Smith
**NOTARY PUBLIC**

STEPHANIE L SMITH
Notary Public-Maryland
Charles County
My Commission Expires
July 26, 2023

STEPHANIE L SMITH NOTARY PUBLIC CHARLES COUNTY MD

My Commission Expires July 26, 2023

## QUITCLAIM DEED

| ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Cheryl Ann Ganison<br>2720 London Plane Court<br>Waldorf, MD 20603 | Same | Map: 081-060<br>Parcel 13800 |

FOR NO MONETARY CONSIDERATION, I, **Cheryl Ann Ganison,** by these presents do hereby quitclaim and convey unto **Cheryl Ann Ganison and Milton Ganison III** as tenants in common with right of survivorship, all the right, title and interest in and to the following described tract of land:

Being Lot No. 25 on the Plan of Cumberland Gardens, of record in Book 2900, page 3 and 4, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 25 fronts 60.0 feet on the easterly side of 28th Avenue, North and extends back 100.2 feet on the northerly line and 137.3 feet on the southerly line, to a dead line in the rear, measuring 70.7 feet thereon.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Being the same property conveyed by Cheryl Ann Ganison, Trustee of the Lewis Jefferson Cox and Barbara Darden Cox Revocable Living Trust to Cheryl Ann Ganison, individually by instrument 20190617-0058164, of record at said Register's Office.

This is improved property known as 1816 28th Avenue, North, TN 37208.

Witness my hand this 21st day of May 2020.

Cheryl Ann Ganison
**Cheryl Ann Ganison**

STATE OF MD )
COUNTY OF Charles )

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

Witness my hand and official seal, this 21st day of May, 2020.

STEPHANIE L SMITH NOTARY PUBLIC CHARLES COUNTY, MD

Stephanie L Smith
NOTARY PUBLIC

My Commission Expires: July 26, 2023

STEPHANIE L SMITH
Notary Public-Maryland
Charles County
My Commission Expires
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