Karen Johnson Davidson County
Batch# 839020 DEEDQC
04/13/2022 11:24:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220413-0042835

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Carol Bell, Renita Douglas,
Sheila Luster, & Sandra Eubanks

TO: Joyce Buchanan
606 Lane Drive
Nashville, TN 37207

Map & Parcel:
059-11-0-241.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the love and affection that we have for our sister, Joyce Buchanan, and in consideration for the amount that she has paid for upkeep of the property and taxes and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Carol Bell, Renita Douglas, Sheila Luster, and Sandra Eubanks, Grantors herein, do hereby quitclaim and convey unto Joyce Buchanan, Grantee herein, her heirs, successors, and assigns, all of our right, title, and interest in and to the following described property:

> Land in Davidson County, Tennessee, being Lot No. 565 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Bettie Jean Nelson, a single woman, from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin by deed dated November 12, 1971 of record at Book 4556, page 187, Register's Office of Davidson County, Tennessee. Bettie Jean Nelson having since died December 24, 2009, intestate, vesting title to the property in her husband, Robert E. Patterson, and her children, Carol Bell, Renita Douglas, Sheila Luster, Sandra Eubanks and Joyce Buchanan as evidenced by Affidavits of Heirship of record at Instrument No. 20220413-0042833 ~~and Instrument No.~~ 20220413-0042834, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such liens, encumbrances, restrictions, or other matters as may affect the premises.

IN WITNESS WHEREOF, we have caused this instrument to be executed this the 18th day of September, 2021.

CAROL BELL

RENITA DOUGLAS

SHEILA LUSTER

SANDRA EUBANKS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carol Bell**, 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 the 18th day of September, 2021.

Michelle R. Lydon
NOTARY PUBLIC

My Commission Expires: May 08th, 2024

MICHELLE R. LYDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Renita Douglas**, 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 the 18th day of September, 2021.

Michelle R. Lydon
NOTARY PUBLIC

My Commission Expires: May 08th, 2024

MICHELLE R. LYDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sheila Luster**, 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 the 18th day of September, 2021.

Michelle R. Lydon
NOTARY PUBLIC

My Commission Expires: May 08th, 2024

MICHELLE R. LYDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandra Eubanks**, 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 the 18th day of September, 2021.

Michelle R. Lydon
NOTARY PUBLIC

My Commission Expires: May 08th, 2024

MICHELLE R. LYDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Joyce Buchanan
Grantee/Affiant

SWORN to and subscribed before me
this the 18th day of September, 2021.

Michelle R. Lydon
NOTARY PUBLIC

My commission expires: May 08th, 2024

MICHELLE R. LYDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT AND THE PREPARER MAKES NO REPRESENTATIONS OR OPINIONS AS TO THE STATUS OF TITLE NOR ASSUMES ANY LIABILITY THEREFORE.