Karen Johnson Davidson County
Batch# 890566 DEEDQC
07/18/2022 02:47:09 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220718-0082166

This instrument prepared by:
Denty Cheatham, Attorney
Cheatham, Palermo & Garrett
43 Music Square West
Nashville, TN 37203

Address of Owner:
Joy J. Dennis
3305 Austin Lane
Nashville, TN 37207

Send Tax Bills To:
Same

Map: 50-14
Parcel: 29

QUITCLAIM DEED

For and in consideration of One Dollar, cash in hand paid, receipt of which is hereby acknowledged, and other valuable consideration, including the assets of the estate of the late Ruth E. Dennis received or to be received by the Grantors herein under the terms of the Agreed Order Approving Family Settlement of Estate Litigation Efiled 03/23/2022 in In Re Estate of Ruth Evelyn Dennis, No. 18P-1297 in the Seventh Circuit Court (Probate) of Davidson County, Tennessee. NOW, THEREFORE,

We, Christopher May, Winona Dennis McGowan, Margaret Bozung Mays, Deanna Marie Mays, Rachel Daniell Mays, Jennifer Andrea McQuarrie, and Joshua James Mays, do hereby quitclaim and convey all of our right, title, and interest in and to the following described real property to JOY J. DENNIS:

> LAND in Davidson County, Tennessee, being Lot No. 710 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, pages 79 and 80, Register's Office for said County, as follows:
>
> BEGINNING at a point in the westerly margin of Austin Lane, said point being the common corner of Lots 710 and 711: thence with the line between said two lots southwestwardly 136 feet to a point at the common corner of Lots 709, 710, and 711; thence northwestwardly 133.3 feet to the southerly margin of Healy Drive; thence with the southerly margin of said Healy Drive, northeastwardly 85 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the right 35.92 feet to the westerly margin of Austin Lane; thence with the westerly margin of said Austin Lane, southeastwardly 99.98 feet to the point of BEGINNING.

Being the same property conveyed to Ruth E. Dennis by warranty deed from Clifford J. Meeks and wife, Dorothy B. Meeks, dated July 29, 1974 and recorded at Book 4839, page 312, in the Register's Office for said County. A subsequent conveyance of this property by quitclaim deed from Mrs. Ruth Dennis to Joy Dennis, who is the same person as

Joy J. Dennis, the grantee herein, is acknowledged as of 03/26/2018 and recorded at said Register's Office as Instrument No. 20180402-0029372.

Ruth E. Dennis died on May 26, 2018. Her will was contested in the Davidson County Probate Court in Cause No. 18P-1297, referred to above, in which the contestants and respondents entered into a family settlement in lieu of probating the contested will. This quitclaim deed by the heirs at law of the said Ruth E. Dennis is being made pursuant to such settlement, by the daughter of the said Ms. Dennis, Winona McGowan; Ms. Dennis' son, Christopher May; and the heirs at law of Ms. Dennis' son, James Edward Mays, Jr., consisting of his widow, Margaret Bozung Mays, her son Joshua James Mays, and her daughters Deanna Marie Mays, Rachel Danielle Mays, and Jennifer Andrea McQuarrie. James Edward Mays, Jr. died on April 8, 2022.

THIS conveyance is subject to restrictive covenants of record in Book 3434, page 270, Book 3616, page 269, and Book 3702, page 519, said Register's Office of Davidson County, Tennessee; easements and setback as set forth on the above plan of record. Said property is conveyed subject to these and such other limitations, restrictions, and encumbrances, as may affect the premises.

This is improved property known as 3305 Austin Lane, Nashville, Tennessee 37207.

WITNESS my hand this 9th day of JUNE, 2022.

Winona Dennis McGowan
WINONA DENNIS McGOWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Winona Dennis McGowan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee this 9th day of June, 2022.

Rhonda L Chunn
EXP DATE Notary Public

My commission expires: OCT 0 2 2023

RHONDA L. CHUNN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

WITNESS our hands this 26th day of June, 2022.

CHRISTOPHER MAY

MARGARET BOZUNG MAYS

DEANNA MARIE MAYS

RACHELLE DANIELLE MAYS

JENNIFER ANDREA McQUARRIE

JOSHUA JAMES MAYS

STATE OF MICHIGAN)
COUNTY OF Ingham)

On this the 26th day of June, 2022, before me, a Notary Public, personally appeared Christopher May, Margaret Bozung Mays, Deanna Marie Mays, Rachelle Danielle Mays, Jennifer Andrea McQuarrie, and Joshua James Mays, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Lansing, Michigan, this the day and date written in this certificate.

Notary Public

My commission expires: April 15, 2029

RANDY A. WATKINS NOTARY PUBLIC STATE OF MICHIGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Verity Cheatham

Sworn to and subscribed before me this 12th day of July, 2022.

Jamey Ryan
Notary Public

My commission expires: May 09, 2023

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY