THIS INSTRUMENT PREPARED BY: AUBREY T. GIVENS, ATTY
RYAN R. ARRINGTON
AUBREY GIVENS & ASSOCIATES
231 W. OLD HICKORY BLVD. SUITE B
MADISON, TN 37115

QUITCLAIM DEED

Laina Luck
ADDRESS NEW OWNER:
824 Argle Ave.
Madison, TN 37115

SEND TAX BILLS
SAME AS OWNER

MAP 51-4
PARCEL 161

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Donna K. Fleenor, hereinafter referred to as the "Grantor" and Laina Suzanne Luck, with a life estate retained by Donna K. Fleenor. hereinafter referred to as the "Grantee":

Karen Johnson Davidson County
Batch# 957178 DEEDQC
01/03/2023 02:55:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000346

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid, the receipt of which is herby acknowledged, and other good and valuable considerations, Donna K. Fleenor, has this day bargained, sold and quit-claimed unto Laina Suzanne Luck, with a life estate retained by Donna K. Fleenor, her heirs and assigns, all her right, title and interest in certain real property in Davidson County, Tennessee, described as follow, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 Block "C" on the Revised Plan of Power and Roth, Madison Park Subdivision, as shown on Plat of record in Plat Book 843, page 7 in the Register's

Office for Davidson County, Tennessee, to which plat reference is herby made for a more particular description.

Being the same property conveyed to Donna K. Fleenor, by Court Order/Will in Book 20181015, page 0101822, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna K. Fleenor pursuant to the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Court Order entered October 10, 2018, in Case Number 18P1710.

Being the property generally known as 824 Argle Avenue, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL EASEMENTS RECORDED OR UNRECORDED AND ANY RESTRICTIONS RECORDED OR UNRECORDED.

THIS INFORMATION FURNISHED BY THE GRANTORS HEREIN AND NO TITLE SEARCH HAS BEEN DONE AND NO GUARANTY IS GIVEN TO THE VALIDITY OF THE TITLE HEREIN.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned, has hereunto set her hand on this 28th day of December, 2022

Donna K. Fleenor

Donna K. Fleenor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna K. Fleenor, with whom I am personally acquainted, the within named bargainers, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2022.

Notary Public

My Commission Expires:
3 · 3 - 2026

RYAN ARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual transfer of value, whichever is greater, for this transfer is $1.00.

Donna K. Fleenor
AFFIANT

Subscribed and sworn to before me this 28th day of December, 2022

Notary Public

My Commission Expires:
3 - 3-2026

RYAN ARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026