Karen Johnson Davidson County
Batch# 1001575 DEEDQC
05/10/2023 11 00 33 AM 2 pgs
Fees $12 00 Taxes $0 00

20230510-0034818

JAMES C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 1-11-2027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Sandra Vailes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES 1/11/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
SANDRA VAILES, ET AL	**SAME**	**053-16-0-192.00**
(NAME) **637 KINGS WAY DR.**	(NAME)	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SANDRA VAILES, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY TO **SANDRA VAILES AND CHUCK CARTER WHITAKER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

BEING Lot No. 13, on the plan of King Court, Section III, of record in Plat Book 7900, page 958 as amended in Book 9705, Page 872, and Book 11159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steve Vailes and wife, Sandra Vailes from Ronald Rutherford and Janice Rutherford, Husband and Wife, by deed dated October 22, 2001 of record in Instrument No. 20011025-0116801, Register's Office for Davidson County, Tennessee. The said Steve Vailes having since died, leaving Sandra Vailes as his surviving tenant by the entirety.

This is the same description as the prior deed.

Unimproved ( )
This is improved(X) property known as **637 KINGS WAY DR., OLD HICKORY, TN 37138**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9 day of **MAY, 2023.**

Sandra Vailes
SANDRA VAILES

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

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

Witness my hand and official seal at office this 9 day of MAY, **2023.**

My Commission Expires: 1/11/2027.

Notary Public

JAMES C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 1-11-2027