Karen Johnson Davidson County
Batch# 1021768 DEEDQC
07/03/2023 08:03:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230703-0050418

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero DollarS and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Annie S. Howard, unmarried** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Annie S. Howard, unmarried, and Tabitha Howard Stevenson, unmarried, as joint tenants with right of survivorship** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Primrose Meadows, Section II, a plat of which is of record in Plat Book 4860, Page 105, Register's office for said County.

Said Lot No. 146 which is a corner lot, front 67.00 feet on the northwesterly margin of Apple Valley Road and fronts 107.9 feet on the easterly margin of Connare Drive, said frontages being joined by a curve 39.27 feet in length, and runs back 108.8 feet on the northwesterly lot line and 138.1 feet on the easterly lot line to a point of intersection.

Being the same property conveyed to Herbert Howard and wife, Annie S. Howard, by virtue of that certain Warranty Deed dated August 1, 1980, and being of record at Book 5632, Page 269 in the Register's Office of Davidson County, Tennessee. Herbert Howard having since passed. * Herbert Howard died March 11, 2004, leaving Annie S. Howard as the surviving tenant by the entirety.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 29 day of **June, 2023.**

Annie S. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Annie S. Howard**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **June, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 29th day of **June, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS: **248 1301 Apple Valley AKA: Connare Dr., Madison, TN 37115**
TAX PARCEL NO.: **03316018600**
PROPERTY OWNER: **Annie S. Howard and Tabitha Howard Stevenson**
OWNER'S ADDRESS: **248 1301 Apple Valley AKA: Connare Dr., Madison, TN 37115**
MAIL TAX BILLS TO: **248 1301 Apple Valley AKA: Connare Dr., Madison, TN 37115**

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/23.

Affiant Signature

6/30/23
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 30th day of June, 2023

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/26