Karen Johnson Davidson County
Batch# 1031801 DEEDQC
07/28/2023 10 32 56 AM 2 pgs
Fees $12 00 Taxes $0 00
20230728-0058278

This instrument was prepared by
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw com

ADDRESS NEW OWNER:
Bernard Allen Caruthers
410 Hickory Chase Drive
Nashville, Tennessee 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
042 16 0A 012 00

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS by these presents that the undersigned sole heir of Carl E and Millicent C. Caruthers, both deceased, for and in consideration of the sum of zero dollars ($0 00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto himself as the sole lawful heir of the deceased, by operation of statute, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described below

Land in Davidson County, Tennessee, being Lot No 12 on the Final Plat of Hickory Chase, of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to CARL E CARUTHERS AND WIFE, MILLICENT C CARUTHERS, by Deed of record instrument 20000428-0042048 by WILMA R McINTOSH (LANCINA) and ROGER LANCINA on April 26th, 2000

The above legal description is the same as that contained in the previous deed of record Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises

The property is commonly known as 410 Hickory Chase Drive, Madison, Tennessee 37115

The undersigned grantor is the only heir at law of the deceased Being duly sworn, he declares as follows

1 The above-described property was vested in my parents as married individuals with joint right of survivorship.
2 My father, Carl E Caruthers, passed on March 6th, 2020
3 My mother, Millicent C Caruthers, passed January 28th, 2023
4 I am the sole child of both of them
5 Both passed having Wills, which vested ownership in each other by joint right of survivorship, then me as their only heir

6. I am vesting ownership in this property to myself as sole heir and beneficiary of my deceased parents

Witness my hand the 26th day of July 2023

Bernard Allen Caruthers
Bernard Allen Caruthers

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 26th day of July 2023

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed I, the above listed grantor conveys the real property to the sole heir of the descendants

Bernard Allen Caruthers
Bernard Allen Caruthers

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 26th day of July 2023.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires

JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.