Karen Johnson Davidson County
Batch# 1061528 DEEDQC
10/17/2023 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231017-0081464

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Sheila Dowell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17 DAY OF OCT, 2023.

NOTARY PUBLIC

My Commission expires: 7/25/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 23080026

Address of New Owner	Send Tax Bills To:	Tax Information:
Graham Sisters Properties, LLC 1148 Olin Williams Road Ashland City, TN 37015	Same	021-00-0-041.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 17 day of OCT, 2023, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lucille Larraine Hoffman, Sheila Dowell and Karen Bowman,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **Graham Sisters Properties, LLC, a Tennessee Limited Liability Company,** Grantee, its successors and/or assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Tract No. 4 on survey of the Division of George E. Anderson's Farm, not of record, described according to survey made by Hickerson and Hickerson, Engineers, dated February 6, 1961, as follows:

Beginning in the center of Eatons Creek Road at a point 100 feet North 2 degrees 15 minutes East of the northeasterly corner of the property conveyed to W.T. Johns by deed of record in Book 2539, Page 275; and running thence North 87 degrees West 467.9 feet to an iron pin; thence North 1 degree 15 minutes East 100 feet to an iron pin; thence South 87 degrees East 469.7 feet to the center of Eatons Creek Road; thence with the center of said Road, South 2 degrees 15 minutes West 100 feet to the beginning, containing one acre, more or less, exclusive of the area contained in said roadway.

Being the same property conveyed to Dave A. Graham and Frances L. Graham, husband and wife, by Warranty Deed from Charles A. Spillers and Melody S. Spillers, husband and wife, dated 06/28/2005 and recorded on 07/06/2005 in Instrument No. 20050706-0077704, Register's Office for Davidson County, Tennessee. Dave A. Graham having since died on or about 09/02/2005, leaving Frances L. Graham as the surviving tenant by entirety. Frances L. Graham having since died intestate on or about 04/21/2023, property vested in her heirs at law: Lucille Larraine Hoffman, Sheila Dowell and Karen Bowman (see Affidavits of Heirship of record in Instrument No. 202310170081462, RODCT, and Instrument No. 202310170081463, RODCT).

This is improved property known as:
6221 Eatons Creek Road, Joelton, TN 37080

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Lucille Larraine Hoffman and Sheila Dowell and Karen Bowman** have caused this instrument to be executed, this the 17 day of Oct, 2023.

Lucille Larraine Hoffman
Lucille Larraine Hoffman

Sheila Dowell
Sheila Dowell

Karen Bowman
Karen Bowman

STATE OF TN
COUNTY OF Roane

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lucille Larraine Hoffman and Sheila Dowell and Karen Bowman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 17 day of Oct, 2023.

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 7/24/26

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 10/17/2023 (date of document).

L. Broner McCoy
Date: 10/17/2023

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 17th day of Oct., 2023.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY