QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 17TH day of OCTOBER, 2023

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1061531 DEEDQC
10/17/2023 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231017-0081468

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
KATHRYN L. THOMAS, 3911 Dodson Chapel Rd. Unit #19 Hermitage, TN 37076	New Owner	086 14 0C / 019.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by, KATHRYN L. THOMAS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **KAREN ANNE DETAR**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

KATHRYN L. THOMAS , unmarried, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain condominium Unit in Davidson County, Tennessee, and described as follows: Unit No. 19 in a Horizontal Property Regime and shown on the Condominium site Plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one and the same as that of record as Instrument # 20011005-0108857, in the Register's Office for Davidson County, Tennessee, to which said plan specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathryn L. Thomas, Unmarried and Marion A. Houston, unmarried by deed from Cynthia D. Hollingsworth, unmarried dated January 24TH 2008, and of record as Instrument #20080204-0011123, Register's Office for Davidson County, Tennessee. The Said Marion A. Houston having died April 9TH 2022, intestate, Davidson County, Tennessee Probate Case #23P-878, leaving Karen Anne Detar and Kathryn L. Thomas as her sole heirs at law and beneficiaries. See also Affidavit of Heirship of record as Instrument # 202310170081467 R.O.D.C., TN.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 3911 Dodson Chapel Rd., Unit #19, Hermitage, TN 37076.

Comes now , Karen Anne Detar, First being duly sworn according to law, and makes oath that The property described herein has never been my principal residence, nor the residence of any spouse or dependant and this transfer is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 17 day of Aug, 2023.

Karen Anne Detar
KAREN ANNE DETAR

STATE OF PENNSYLVANIA }
COUNTY OF Butler }

Personally appeared before me, Heidi M. Gahagan, a Notary Public in and for said County and State, the within named KAREN ANNE DETAR the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal this 17th day of August, 2023.

Heidi M. Gahagan
NOTARY PUBLIC

My Commission Expires: Aug 26, 2025

Commonwealth of Pennsylvania - Notary Seal
HEIDI M GAHAGAN - Notary Public
SEAL Butler County
My Commission Expires August 26, 2025
Commission Number 1278672

****

202310170081468

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 August 17 2023.

Leroy Johnston Ellis, IV, Affiant

10/17/, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 17 day of October, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2023

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com