THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Amy Theresa Abbott
749 Myhr Drive
Nashville, TN 37221

Send Tax Bill to.
Owner

Map-Parcel Numbers:
142-14-0 097.00

State of Tennessee
County of DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is $0 00.

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 27th day of OCTOBER, 2023.

Notary Public

My Commission Expires·
9-6-26

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARTIN W. ABBOTT,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO , **AMY THERESA ABBOTT,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 749 Myhr Drive, Nashville, TN 37221.

Karen Johnson Davidson County
Batch# 1067011 DEEDQC
11/01/2023 10 07 45 AM 2 pgs
Fees $12 00 Taxes $0 00

20231101-0085369

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27 day of October, 2023.

Martin W. Abbott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin W. Abbott, the Grantor, 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 this 27th day of October, 2023

My commission expires: 9-6-26

Notary Public

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Exhibit A**

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Harpeth Valley Park, Section III, of record in Book 4175, Page 15, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Theresa W. Abbott, by quitclaim deed dated 12/11/2009, from William C. Abbott, Jr., of record in Instrument No. 20091222-0116288, Register's Office for said County. The said Theresa W. Abbott having since died testate on 11/07/2022, leaving beneficiaries, Amy Theresa Abbott, William C. Abbott, III and Martin W. Abbott as evidenced by last Will and Testament of record in Docket No.23P-35, Davidson County Probate Court.

Also being the same property conveyed to William C. Abbott, Jr , and wife, Theresa W. Abbott by deed dated 03/06/1985, from Charles Joseph Krusa and wife, Karen G. Krusa of record in Book 6506, page 848, Register's Office for said County