Karen Johnson Davidson County
Batch# 1073281 DEEDQC
11/17/2023 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231117-0089939

(Notary Stamp)

STATE OF TN
COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this 17 day of Nov, 2023.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Betty McKissack and Makina McKissack	**New Owner**	**071-02-0-129.00**
805 Heritage Trail		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Betty McKissack, unmarried woman** (hereinafter the "Grantor"), hereby quitclaim and convey to **Betty McKissack, unmarried woman and Makina McKissack, unmarried woman, as joint tenants with right of survivorship** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

Being Lot No. 8 on the Plan of John J. Ruckers Subdivision of Lot No. 8 in the Second Plan of Brooklyn of record in Plat Book 332, Page 157, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Constance Avenue and extends back, between parallel lines, 145 feet to a dead line.

Also conveyed herein are water rights in and to a well and pump located to the west of property herein conveyed said water rights being for the use of water for grantee.

Being the same property conveyed to Betty McKissack, unmarried by Warranty Deed from Sam Green and Romona Perry and Annie Timberlake of record in Instrument No. 20180703-0064511 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 03, 2018.

BEING also known as **441 Dennis Drive Nashville, TN 37207.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 17th day of Nov, 2023.

Betty McKissack

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Betty McKissack**, with whom I am personally acquainted (or who proved to me identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of Nov, 2023.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/17/2023 (date of document).

Affiant Signature

11/17/2023
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County