Karen Johnson Davidson County
Batch# 1080565 DEEDQC
12/11/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $422.94
20231211-0095418

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$114,308.40.**

Subscribed and sworn to before me this 8 day of December, 2023.

Notary Public **Affiant**

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel ID
Karen B. Baird 6920 Ridgerunner Court Goodlettsville, TN 37072	Same as New Owner	01600024200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **EMILY GRACE SHEARRON**, by these presents does hereby quitclaim and convey unto **KAREN B. BAIRD, married**, and her successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Howerton's Two-Lot Subdivision of record in Plat Book 6200, Page 986, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Betty J. Brumfield, unmarried by Warranty Deed from Dennis F. Howerton and wife, Drenda K. Howerton dated March 24, 1995 of record in Book 9628, page 39, said Register's Office Davidson County, Tennessee.

The said Betty J. Brumfield died testate on July 13, 2023, her Last Will and Testament duly entered for probate in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, bearing Docket No. 23P1542 vesting said property to Karen B. Baird as to two-thirds (2/3) interest and Emily Grace Shearron as to one-third (1/3) interest. See also Order entered on October 9, 2023 of record in Instrument No. 20231019-0081848, said Register's Office of Davidson County, Tennessee, avoiding formation of testamentary trust vesting said real property directly to Karen B. Baird and Emily Grace Shearron, individually outright and free of trust.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

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

This is improved property commonly known as: **7187 Lama Terra Drive, Goodlettsville, Tennessee 37072.**

Witness my hand this 8th day of December, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

EMILY GRACE SHEARRON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **EMILY GRACE SHEARRON,** the within named Bargainors, 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.

Witness my hand and official seal at Goodlettsville, Tennessee this the 8th day of December, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **12/8/2023** [DATE].

AFFIANT SIGNATURE

12/8/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **8th** day of **December**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

