Karen Johnson Davidson County
Batch# 1083896 DEEDQC
12/19/2023 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097861

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **John H. Kilcrease, Jr.** ("Grantor"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Lillian Kilcrease,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Haynes Estates, Section IV, of record in Book 4300, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 206 fronts 90 feet on the northerly side of Boatner Drive and runs back between lines 122.67 feet on the easterly side and 120 feet on the westerly side to a line in the rear on which it measures 64.54 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Affidavit of Heirship of record at Instrument Number **20180907-0089051** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 24th day of **November, 2023.**

John H. Kilcrease, Jr.

STATE OF GA
COUNTY OF Henry

Personally appeared before me, a Notary Public in and for said state and county, **John H. Kilcrease, Jr.**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **November, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 28, 2025

KEMBERLY KASSAHUN NOTARY PUBLIC HENRY COUNTY, GEORGIA My Commission Expires August 28, 2025

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 11 day of ~~November~~ December, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**3818 Boatner Dr.** **Nashville, TN 37207**
TAX PARCEL NO.:	**059 14 0 215.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Lillian Kilcrease** **3818 Boatner Drive** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Lillian Kilcrease** **3818 Boatner Drive** **Nashville, TN 37207**

Certificate of Authenticity

I, Holly A. Mason, 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 ~~December~~ November 24, 2023.

Affiant Signature

12/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of December, 2023.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026