THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 134130
PARCEL: 084.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Helen L. Ransom
David A. Thompson
245 Eisenhower Dr.
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1085648 DEEDQC
12/27/2023 10:29:54 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20231227-0099252

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, I, Helen L. Ransom, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in the 5th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 171, Section 4, Kenilworth Estates, of record in Book 3300, Pages 34-36, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Helen L. Ransom, unmarried by Quitclaim Deed dated 12/18/2003 from Jacquelyn R. Ransom and husband, Ronald Edwards of record in Instrument No. 20040102-0000327 and re-recorded in Instrument No. 20040220-0019598 and to Helen L. Ransom and Jacquelyn R. Ranson, both unmarried by Deed dated 9/13/1988 from Alan L. Saturn, Trustee, with full power of record in Book 7679, Page 752, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 245 Eisenhower Dr., Nashville, TN 37211.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Helen L. Ransom, an unmarried woman and David A. Thompson, an unmarried man as tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 20th day of December 2023.

Helen L. Ransom

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Helen L. Ransom, the Bargainor, 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 an official seal this the 20th day of December 2023.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, 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 an official seal this the 20th day of December 2023.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 20th day of December 2023.

Notary Public
My Commission Expires: 5-3-27

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027