Karen Johnson Davidson County
Batch# 1091010 DEEDQC
01/12/2024 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240112-0002730

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lawrence Houchin, Trustee Houchin Family Revocable Living Trust 651 Cheryl Avenue Madison, TN 37115	SAME	052-2.111

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 10th day of January, 2024, between **Joyce Marie Houchin,** a resident of Davidson County, Tennessee ("Grantor"), and **Lawrence Houchin, Trustee, or his successors in trust, under the Houchin Family Revocable Living Trust, dated the 10th day of January, 2024** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lots No. 39 and 40 of Block "C" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

SAID lots adjoin and front together 100 feet on the north side of Cheryl Avenue and run back between parallel lines, 145 feet to a dead line.

BEING the same property conveyed to Lawrence Kenley Houchin a/k/a Lawrence Kinley Houchin by deed from Marlene H. Butts, Nancy H. Crowell, Robert Anthony Houchin, of record in Book 9597, Page 586, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Joyce Marie Houchin by quitclaim deed from Lawrence Kenley Houchin, of record in Instrument No. 20090413-0032919, Register's Office for Davidson County, Tennessee.

This is improved property known as: **651 Cheryl Avenue, Madison, TN 37115**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Joyce Marie Houchin (L.S.)
Joyce Marie Houchin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Joyce Marie Houchin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged **he/she** executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 10th day of January, 2024.

Notary Public
My Commission Expires: 10/23/27

COURTENAY ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Affiant/Grantee

Subscribed and sworn to before me this 10th day of January, 2024.

Notary Public
My commission expires: 10/23/27

COURTENAY ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 January 10, 2024.

January 12, 2023

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 12th day of January, 2024.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026