Karen Johnson Davidson County
Batch # 1093109 DEEDQC
01/23/2024 04:05:18 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240123-0004438

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ramona Jean Denton 713 Trebor Drive Goodlettsville, TN 37072	Same	Map: 33-10 Par: 33

Pursuant to the Last Will and Testament of Dan C Denton, Sr., duly admitted to probate in Davidson County, Tennessee, and of record in matter number 93P-460 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office, and to more particularly describe the real property devised under said Will, we, RAMONA JEAN DENTON, Personal Representative of the Estate of Dan C Denton, Sr., RAMONA JEAN DENTON and DAN C DENTON, JR., Co- Trustees of the Denton Family Trust u/w/o Dan C Denton, Sr., RAMONA JEAN DENTON, Individually, and DAN C DENTON, JR., Individually, hereinafter "Grantors," do hereby quitclaim and by these presents do transfer and convey unto RAMONA JEAN DENTON, her successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> SITUATED in the 2nd Civil District of Metropolitan Nashville-Davidson County, Tennessee, being all of Lot 32, Parcel 33 of Ridgemont Estates, Section Two as shown by map of record in Book 5200, page 746, in the Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more particular description.
>
> Being the same property conveyed to Dan C. Denton, Sr. (being the same person as Dan C Denton, Sr.) by Quitclaim Deed from Dan C Denton, Sr. (being the same person as Dan C Denton, Sr.) and Ramona Jean Denton, tenants by the entireties, of record in Book 8749, page 584, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 23 day of January, 2024.

ESTATE OF DAN C DENTON, SR.

By: Ramona Jean Denton
RAMONA JEAN DENTON,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared RAMONA JEAN DENTON, Personal Representative of the Estate of Dan C Denton, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 23 day of January, 2024.

Joy C Christianson
Notary Public

My Commission Expires:
6/23/2027

JOY C CHRISTIANSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

DENTON FAMILY TRUST U/W/O DAN C DENTON, SR.

By: Ramona Jean Denton
RAMONA JEAN DENTON, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared RAMONA JEAN DENTON, Co-Trustee of the Denton Family Trust u/w/o Dan C Denton, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 23 day of January, 2024.

Joy C Christianson
Notary Public

My Commission Expires:
6/23/2027

JOY C CHRISTIANSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

DENTON FAMILY TRUST U/W/O DAN C DENTON, SR.

By: _____
DAN C DENTON, JR., CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared DAN C DENTON, JR., Co-Trustee of the Denton Family Trust u/w/o Dan C Denton, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 23 day of January, 2024.

_____
Notary Public

My Commission Expires:
6/23/2027

JOY C CHRISTIANSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Ramona Jean Denton
RAMONA JEAN DENTON, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared RAMONA JEAN DENTON, Individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 23 day of January, 2024.

Joy C Christianson
Notary Public

JOY C CHRISTIANSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires:
6/23/2027

Dan C Denton
DAN C DENTON, JR., Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of State and County aforesaid, personally appeared DAN C DENTON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 23 day of January, 2024.

Joy C Christianson
Notary Public

JOY C CHRISTIANSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires:
6/23/2027

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(iv) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).