Karen Johnson Davidson County
Batch # 1104440 DEEDQC
02/26/2024 09:53:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240226-0012838

Name & Address of New Owner
Hazel Ann Edde and Tammy Stone
133 Scenic View Dr.
Old Hickory, TN 37138

Map & Parcel No. 044 05 0 007.00

Send Tax Bills To
Same

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on this 12th day of February, 2024, by and between **Hazel Ann Edde** (Grantor) and **Hazel Ann Edde** and **Tammy Stone** (Grantees).

FOR AND IN CONSIDERATION of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees, as tenants in common with a right of survivorship, all of Grantor's right, title, and interest in and to the following described real property having an address of 133 Scenic View Dr., Old Hickory, TN 37138:

Being part of Lot No. 67 on the unrecorded Map of scenic View Subdivision and being Lot "K" on the Map of a Resubdivision of Lots Nos. 67 to 74, inclusive of said Plan and described according to a copy of a survey made by James L. Murphy, JR., Surveyor, dated April 21, 1959, as follows:

BEGINNING at a point in the northeasterly margin of Havron Avenue 6.1 feet northwest of the common corner of Lots Nos. 67 and 68, said point likewise being 506.1 feet northwest from the intersection of Havron Avenue and a 20 foot public walkway; thence with said Avenue, north 46° 29' west 72.3 feet to the corner of Lots "K" and "L"; thence along the line between said lots, north 43° 59' east 173.14 feet; thence south 46° 01' east 72.3 feet to the corner of Lots "K" and" J " in said Resubdivision; said point being 6.1 feet northwest of the common rear corner of Lots 67 and 68; thence along the line between Lots "K" and "J" south 43° 59° west 172.56 feet to the beginning.

The above-described real property is improved property.

SOURCE of Grantor's interest in the above-described real property is a FINAL DECREE OF DIVORCE recorded as Instrument No. 20040609-0068307, Register's Office of Davidson County, Tennessee on June 9, 2004.

It is the intent of the parties to create a right of survivorship between them.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantor except as expressly set forth above.

Grantor disclaims and renounces any such representation or warranty and by Grantees acceptance of the real property, Grantor is forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. 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 PROVIDED INFORMATION.

IN WITNESS WHEREOF, I sign this deed on this 12th day of February, 2024.

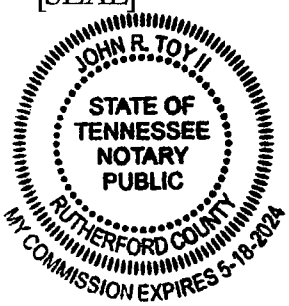
Hazel Ann Edde

Hazel Ann Edde

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 12th day of February, 2024, signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]



John Robert Toy II, Notary Public
My Commission Expires 5-18-24

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $-0-.

Hazel Ann Edde
Affiant

Subscribed and sworn before me, a notary public,
on this 12th day of February, 2024.

John Robert Toy II, Notary Public
My Commission Expires 5-18-24

JOHN R. TOY II
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024