QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1107702 DEEDQC
03/06/2024 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015530

WG-QCD-24-4127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Karen Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen S Carney, unmarried	**Same as new owner**	
(NAME)	(NAME)	**06106009000**
4127 Edwards Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE C BELLENFANT, WIDOWED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KAREN S CARNEY, UNMARRIED AND JOYCE C BELLENFANT, WIDOWED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being parts of Lots Nos. 132 and 133 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for said County.

Said parts of said lots fronts together 54 feet on the westerly side of Edwards Avenue and run back between parallel lines about 300 feet, more or less, to a dead line.

Being the same property conveyed to Joyce C. Bellenfant, a single person, from Cynthia J. Smith and Joyce C. Bellenfant by Quitclaim Deed of Recod in Book 11016 Page 70 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4127 Edwards Ave, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 6 day of March, 2024.

Joyce C Bellenfant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE C BELLENFANT, WIDOWED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of March, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 3/6/2024 (date of document).

Affiant Signature

Date 3/6/2024

State of New York

County of Clinton

Sworn to and subscribed before me this 6 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027