QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1119581 DEEDQC
04/05/2024 10:17:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240405-0024206

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

WG-QCD-24-312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

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)
Kimberly Couch Milum	**Same as new owner**	
(NAME)	(NAME)	**05314000500**
4220 Pate Road		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **ANGELA YATES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KIMBERLY COUCH MILUM** 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 tract or Lot No. 11 on the Map of Nawakwa Hills West End Subdivision of Kennedy & Graves 45 acre tract, as of record in Book 974, page 96, Register's Office for Davidson County, Tennessee.

Said tract or Lot No. 11 fronts 104 feet from the center of Nawakwa Trail and runs back on the westerly line 1360 feet tot a dead line and shows 120 feet on the said line and runs back on the easterly line, 1387 feet from the center of said Nawakwa Trail to said dead line.

Being the same property conveyed to Hayward H. Brewington, Jr., and wife, Gladys R. Brewington from D.T. Nichols, a widower by Installment Deed of record in historic Book 108 Page 398, current index Book 3705, Page 104 in the Register's Office for Davidson County, Tennessee.

The said Gladys R. Brewington having since died. Her interest in the property vested in Hayward H. Brewington as surviving tenant by the entirety.

The said Hayward H. Brewington having since died testate on November 24, 2019. His interest in the property vested at death in Angela Yates; pursuant to his duly probated Last Will and Testament in Docket Number 20P249 In The Circuit Court of Davidson County, Tennessee Probate Division.

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: **312 Nawakwa Trail, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 2 day of APRIL, 2024

Angela Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA YATES, 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 2 day of April, 2024.

Notary Public
My Commission Expires: 3-3-26
(SEAL)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

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