Karen Johnson Davidson County
Batch # 1124745 DEEDQC
04/18/2024 03:42:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027956

This instrument was prepared by:
Christine J. Nilan
1020 South Graycroft Ave
Madison, TN 37115

Once recorded, return to:
Kimberly Tinnin
131 Brookview Cr.
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 Affiant
Subscribed and sworn before me this the
10 Day of April, 2024.
Deputy Register

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidosn

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar US Dollars ($ 1.00) in hand, paid to Christine J. Nilan a single person, with an address of 1020 South Graycroft Ave. Madison, TN 37115 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Kimberly Tinnin a married person, with an address of 131 Brookview Cr. Goodlettsville, Tn. 37072 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidosn County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 051-00-0-009.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Kimberly Tinnin

Address: 131 Brookview Cr. Goodlettsville, TN. 37072

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Christine J. Nilan Date: 4/17/24

Printed Name: _____

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: _____

Printed Name: _____

2nd Witness Signature: _____ Date: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On 4-17-2024 before me, Cooper Vantrease,
personally appeared Christine J. Wilan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cooper Vantrease

Printed Name Cooper Vantrease

My Commission Expires 5-5-2025

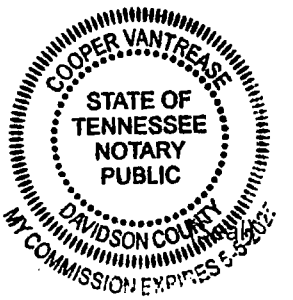


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

0 Due West Ave. Madison Tn 37115 Property located in the 11th civil district of Davidson County, TN described according, as of record book 4340 pg. 582 said Register's Office; and being the northeast corner of property herein conveyed; north 86 degrees 30' west 172 feet to an iron pin; thence south 2 degrees west 244.5 feet to an iron pin; thence with the meanders of a creek 176.8 feet to an iron pin; thence north 3 degree 30' east 325.1 feet to point of beginning and containing 1.12 acres, more or less.

Current source of title; #20110214-0045447