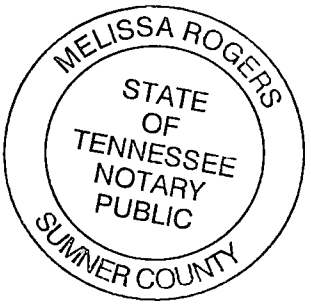
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/25/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Insurance Co.
120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry E. Galbraith and John L. Anderson	Same	
(NAME) 606 Westchester Dr.	(NAME)	42-10-31
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sherry E. Galbraith, hereinafter called the GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto Sherry E. Galbraith and John L. Anderson, as tenants in common with right of survivorship, **hereinafter called the GRANTEES**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section II, Sherry Heights of record in Book 2331, page 69, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sherry E. Galbraith, unmarried by Warranty Deed from John L. Anderson, unmarried dated October 15, 2007 and filed of record in Instrument No. 20071023-0125436, Register's Office for Davidson County, Tennessee.

Karen Johnson
Batch # 1131173
05/06/2024 09:23:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240506-0032942

Unimproved

This is improved X property, known as 606 Westchester Drive, Madison, TN37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 3rd day of May, 2024.

Sherry E. Galbraith

Sherry E. Galbraith

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sherry E. Galbraith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2024.

My Commission Expires: 3/25/2025

Deborah L. Baxter

Notary Public

