Karen Johnson Davidson County
Batch # 1136121 DEEDQC
05/16/2024 03:09:27 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240516-0036509

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN TO:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map 42-15
Robbie J. Childress	Robbie J. Childress	Parcel 53
601 Vantrease Road	601 Vantrease Road	
Nashville, TN 37115	Nashville, TN 37115	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ten and No/100 Dollars ($10.00).

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Robbie Childress
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of May, 2024.

Lisa A. Williams
Notary Public

My Commission Expires: 9-7-2026

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **TRACY LEEANN CHILDRESS,** an unmarried woman residing in the State of Tennessee, does hereby quitclaim unto **ROBBIE JEAN CHILDRESS,** a widow residing in the State of Tennessee ("Grantee"), her heirs and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Grantee is an heir-at-law of Norman E. Childress, as set forth in that certain Affidavit of Heirship of record as Instrument No. 20240516-0036508, in the Register's Office for Davidson County, Tennessee.

The Property is improved property known as 601 Vantrease Road, Madison, Tennessee 37115.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

[GRANTOR SIGNATURE PAGE TO QUITCLAIM DEED]

GRANTOR:

TRACY LEEANN CHILDRESS

SUBSCRIBED AND SWORN TO before me this 16th day of May, 2024.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lisa A. Williams, notary public, **TRACY L. CHILDRESS**, 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 16th day of May, 2024.

Notary Public

My Commission Expires:
9-7-2026

LISA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot Nos. 103, 104, 105 and 106 on the Plan of Marathon Subdivision, not of record, described as follows:

Beginning in the northeast intersection of Marthonna Road and Vantrease Road; thence with the margin of Marthonna Road; North 2 deg. 58'East 250 feet to a point; thence South 86 deg. 02' East 100 feet to a point; thence South 2 deg. 58' West 250 feet to the North margin of Vantrease Road; thence with the margin of said road North 86 deg. 02' west 100 feet to the beginning.

Being the same property conveyed to Norman E. Childress by deed from Clyde R. Keith and wife, Iva Lee Keith, of record in Instrument 20021223-0158227, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed by Norman E. Childress to Norman E. Childress, Robbie J. Childress and Tracy L. Childress by Quitclaim Deed of record in Instrument 20050712-0080859, Register's Office for Davidson County, Tennessee.