Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1140721 DEEDQC
05/29/2024 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240529-0039829

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 29th day of May, 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Stephanie Childress	New Owner	033040A06500CO
65 Rolling Meadows Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, STEPHANIE CHILDRESS, SOLE HEIR OF GWENDOLYN BRYANT, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto STEPHANIE CHILDRESS, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 65 as shown on the Plat of Rolling Meadows, Phase I, Section VIII, of record in Book7900, Page 873, Register's Office of said County, together with an undivided membership in Rolling Meadows Townhomes Association as described in Book 6593, Page 194, as amended in Book 9557, Page 25, and re-recorded in Book 9566, Page 369, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Gwendolyn Bryant, a single woman, by Warranty Deed from Elizabeth D. Ford dated 9/30/20 of record in Instrument No. 20201001-0113753, Register's Office of Davidson County, Tennessee. Gwendolyn Bryant died intestate and unmarried on February 13, 2024, leaving the Grantor herein as her sole heir at law. Reference made to Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 202405290039828, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 65 Rolling Meadows Drive, Goodlettsville, TN 37072.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 24th day of May, 20244

Stephanie Childress
STEPHANIE CHILDRESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Stephanie Childress, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of May, 2024.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/24/2024 (date of document).

Jennifer Russell
Affiant Signature

5/24/2024
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 24 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL