Karen Johnson Davidson County
Batch# 1144339 DEEDQC
06/06/2024 02:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240606-0042566

This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affiant

Subscribed and sworn to before me this 4 day of June, 2024.

Notary
Commission Expires: October 25, 2026

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy Bush 314 Garner Ave. Madison, TN 37115	NEW OWNER	075-01-0-059.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Jayden Howle, Nakayla Howle, and Jonathan Howle, by Timmothy Bush, his Custodial Guardian**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Timothy Bush,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 112, as shown on the map entitled Hermitage Hills, Section Twelve of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Howle by Warranty Deed from Louette Waltz, unmarried of record in Instrument No. 20150722-0071755 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 22, 2015. The said Jason Howle died on September 25, 2015; His estate having been probated in the Probate Court for Davidson County, Tennessee, Case Number

15P1676; Reference is also made to the Order Declaring the Estate Insolvent on the 28th day of January, 2016.

Being the same property conveyed to Valarie Howle and Timothy Bush, husband and wife by Administratrix Deed from Valarie L. Howle, as Administratrix of the Estate of Jason Michael Howle of record in Instrument No. 20160225-0018190 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 25, 2016. The said Valarie Howle Bush died on or about May 6, 2024, leaving Timothy Bush as surviving tenant by the entirety.

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Pages Follow)

(Signature Page)

Witness my hand this 25 day of May, 2024.

Nakayla Howle
Nakayla Howle

State of Tennessee)
County of Rutherford)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Nakayla Howle, 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 this 25 day of May, 2024.

DAVID O'FLAHERTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 08/15/2026

(Signature Page)

Witness my hand this 25 day of May, 2024.

Jayden Howle

State of Tennessee)
County of Rutherford)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Jayden Howle, 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 this 25 day of May, 2024.

DAVID O'FLAHERTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 08/15/2026

(Signature Page)

Witness my hand this 4 day of June, 2024.

Jonathan Howle by Timothy Bush his Attorney-In-Fact

Jonathan Howle by Timothy Bush, his Attorney-In-Fact

State of Tennessee)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Howle by Timothy Bush, his Attorney-In-Fact, 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 this 4 day of June, 2024.

Notary Public
My Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/25/2024 & 6/4/2024

Affiant Signature – Joshua A. Terry

6/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/6/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27