Karen Johnson Davidson County
Batch # 1146645 DEEDQC
06/13/2024 08:31:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240613-0044182

Prepared by and Recording Requested by:
Gaines & Associates PLLC
1770 Kirby Parkway, Suite 134
Memphis, TN 38138

Map & Parcel Number:
Map 80-8 Parcel 431

QUIT CLAIM DEED

Owner & Property Address:
Darlene Malone
2853 Hydes Ferry Road
Nashville, TN 37218

Mail Tax Statement to:
Darlene Malone
2853 Hydes Ferry Road
Nashville, TN 37218

The GRANTOR, DARLENE MALONE Personal Representative of the Estate of BARBARA LYNETTE MALONE as appointed by the Davidson County Circuit Court, Probate Division on July 14, 2022 under Docket No. 22PR1313, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to:

DARLENE MALONE

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the plan of River Meadows Subdivision, Section 1, of record in Plat Book 9700, page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to BARBARA MALONE by Warranty Deed of record as Instrument Number 20020312-0031247 in the Register's Office of Davidson County, Tennessee.

BARBARA MALONE died April 15, 2021, and title having vested in DARLENE MALONE, as sole beneficiary under the Last Will and Testament of BARBARA LYNETTE MALONE as was duly admitted to probate in Davidson County Circuit Court, Probate Division on July 14, 2022 under Docket No. 22PR1313.

Subject to all matters of record in Plat Book 9700, page 105, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 3675, page 518; Book 4462, page 81; Book 4488, page 656; and Book 4723, page 396, Register's Office for Davidson County, Tennessee.

This is improved property known as 2853 Hydes Ferry Road, Nashville, Tennessee 37218.

SAID PERSONAL REPRESENTATIVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 27th day of March, 2024, by the undersigned.

Darlene Malone

DARLENE MALONE,
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared ✓ to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of March, 2024.

Julie Davis

NOTARY PUBLIC

JULIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/28/2026 WILSON COUNTY

My Commission Expires: 1/28/2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Darlene Malone

AFFIANT

Subscribed and sworn to before me this 27th day of March, 2024

Julie Davis

NOTARY PUBLIC

JULIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/28/2026 WILSON COUNTY

My Commission Expires: 1/28/2026