Karen Johnson Davidson County
Batch# 1149089 DEEDQC
06/20/2024 09:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240620-0046274

AFTER RECORDING RETURN TO:
Timios, Inc.
5716 Corsa Avenue
Suite 102
Westlake Village, CA 91362
File No. 2556291

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 085 10 0 014.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 11 day of June, 20 24 by and between **SHIRLEY MANSON F/K/A SHIRLEY MCMILLAN, AN UNMARRIED WOMAN, INDIVIDUALLY AND AS SURVIVING JOINT TENANT OF JIMMY MANSON, DECEASED,** residing at 217 Walcott Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **SHIRLEY MANSON, AN UNMARRIED WOMAN,** residing at 217 Walcott Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 217 Walcott Drive, Nashville, TN 37214

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Shirley Manson F/K/A Shirley McMillan

SHIRLEY MANSON F/K/A SHIRLEY MCMILLAN

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, SHIRLEY MANSON F/K/A SHIRLEY MCMILLAN, the within named Grantor, 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 seal, at office in Nashville, TN, this 11 day of June, 2024.

Notary Public

My Commission expires: 4.19.26

DONYETTA LARK
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/19/2026
COUNTY OF RUTHERFORD

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Shirley Manson
Affiant

Print Name: Shirley Manson

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 11 day of June, 2024

Notary Public
My Commission Expires: 4-19-26

DONYETTA LARK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
04/19/2026
COUNTY OF RUTHERFORD

Name and address for person(s) responsible for taxes:

Shirley Manson
217 Walcott Drive
Nashville, TN 37214

Name and address of property owner:

Shirley Manson
217 Walcott Drive
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 33 FRONTS 90 FEET ON THE NORTHERLY SIDE OF WALCOTT DRIVE AND RUNS BACK 182.56 FEET ON THE EASTERLY LINE AND 167.71 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 116.55 FEET THEREON.

Parcel ID Number: 085 10 0 014.00

BEING THE SAME PROPERTY CONVEYED TO JIMMY MANSON, UNMARRIED AND SHIRLEY MCMILLAN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM WALTER H. CARTER, MARRIED RECORDED 02/26/2007 IN DEED INSTRUMENT NO. 200702260023869, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JIMMY MANSON HAVING DEPARTED THIS LIFE 12/24/2016 LEAVING PROPERTY VESTED IN SHIRLEY MCMILLAN, AS SURVIVING JOINT TENANT.

Property commonly known as: 217 Walcott Drive, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Linda Brown, 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 **6/11/2024** (date of document).

Linda Brown
Affiant Signature

6/19/2024
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **19** day of **June**, 2**024**.

IMELDA GARCIA
Notary Public - California
Los Angeles County
Commission # 2434833
My Comm. Expires Jan 17, 2027

Imelda Garcia
Notary's Signature

MY COMMISSION EXPIRES: 01/17/2027

NOTARY'S SEAL