This instrument was prepared by:
Christine J. Nilan
1020 S. Graycroft Ave.
Madison, Tn 37115

Once recorded, return to:
Kimberly Tinnin
131 Brookview Cr.
Goodlettsville, TN

Karen Johnson Davidson County
Batch # 1156311 DEEDQC
07/10/2024 10:07:12 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240710-0051641

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one dollar US Dollars ($ 1.00) in hand, paid to Christine J. Nilan , with an address of 1020 S. Graycroft Ave, Madison, TN 37115 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Kimberly Tinnin and Lura Battle , with an address of 131 Brookview Cr. Goodlettsville, TN 37072 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 051-06-0-007.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Kimberly Tinnin

Address: 131 Brookview Cr. Goodlettsville, Tn. 37072

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever. KT CB

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Christine J. Nilan Date: 6-17-24

Printed Name: Christine J. Nilan

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: _____

Printed Name: _____

2nd Witness Signature: _____ Date: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On 6-18-2024 before me, Cooper Vantrease,
personally appeared Christine J Nolan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cooper Vantrease

Printed Name Cooper Vantrease

My Commission Expires 5-5-2025

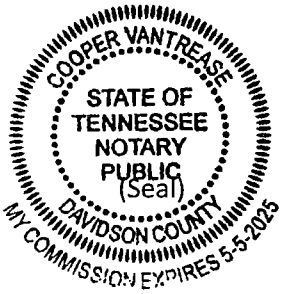


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Map & Parcel 051-06-0-007.00
1020 South Graycroft Ave. Madison, TN. 37115
Property located in the 11th Civil District of Davidson County, Tennessee, described as of record in Book 3375, pg 39; being North 86 deg. West 324 1/2 feet to a point 1054.54 feet, more or less, north of the center line of Due West; thence North 3 1/2 deg. East 108 feet to a point; thence South 86 deg. East 324 1/2 feet to the center of Graycroft Road; thence with the center of same, South 3 1/2 deg. West 108 feet to the point of beginning.

Instrument No. 20110610-0044462

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Kimberly Timin
Affiant

Subscribed and sworn before me, this 8th day of JULY, 2024

Cooper VanTrease
Notary

COOPER VANTREASE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025