# QUITCLAIM DEED

Karen Johnson
Batch # 1159078
07/17/2024 10:30:08 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240717-0053759

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0 .

x Wilma Jean McKinley
Affiant

Subscribed and sworn to before me, this the 3 day of July, 2024.

Notary Public

My commission expires: 9/8/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

**THIS INSTRUMENT WAS PREPARED BY**
Dan Alexander, Attorney at Law 15065 Lebanon Rd. Suite 204 Old Hickory,TN 37138

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Par:105-9 195 |
|---|---|---|
| **JANET McKINLEY JAMES**<br>1019 Acklen Avenue<br>Nashville, Tennessee 37203 | **Same** | |

FOR AND IN CONSIDERATION OF GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILMA JEAN MCKINLEY RHODES**, Hereby Quitclaim to **JANET McKINLEY JAMES** all my interests in the following land:

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of A. H. Hill's sub-division of the Plant Lands, as of record in book 332, page 65, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lonnie J. Brandon, by warranty deed from Phillip Klett of record in Book 3704, Page 253 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilma Jean McKinley by warranty deed from Lonnie J. Brandon, filed of record in Book 4511, Page 281 Register's Office for Davidson County, Tennessee. Wilma Jean McKinley is now Wilma Jean McKinley Rhodes.

This property is subject to all existing easements, restrictions and building setback lines lines of record

**This is Improved (X) property, known as: 1019 Acklen Avenue, Nashville, Tennessee, TN 37203.**

Witness my/our hand(s) this 3 day of July **2024.**

x Wilma Jean McKinley
**Wilma Jean McKinley Rhodes**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON)**

Personally appeared before me, a Notary Public of said County and State, Wilma Jean McKinley Rhodes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee, this 8 day of July 2024.

Joyia L. Walker
**Notary Public**

JOYIA L. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

**My Commission Expires:** 9/8/25