Karen Johnson Davidson County
Batch# 1161273 DEEDQC
07/24/2024 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0055876

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration, or value, whichever is greater) for this transfer is $__0__.

Affiant

Subscribed and sworn to before me this 10th day of July 2024.

Notary Public
My commission expires: 1/17/2027

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Katherine Larson Rickard	Owner	147-16-0-008.00
508 Purnell Dr.		
Nashville, TN 37211		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Daniel John Larson, a single man,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Katherine M. Larson nka Katherine Larson Rickard, a single woman,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 24 on the Plan of Whispering Hills, Section 5, as shown by Plat appearing of record in Plat Book 3300, Page 11, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete details said lot.

Being the same property conveyed to Katherine M. Larson and Daniel J. Larson, wife and husband by Warranty Deed from Mark Hagan and wife, Catherine Hagan aka Katherine Hagan of record in Instrument No. 20130619-0062837 Register's Office for Davidson County, Tennessee, dated May 30, 2013, and recorded on June 19, 2013.

Witness my/our hands this 10th day of July 2024.

Daniel J. Larson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Daniel J. Larson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of July 2024.

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public at Large

My commission expires: 10/30/24

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kinkra Spann, 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 7/10/2024.

Date

Affiant Signature

7/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24h day of July, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY