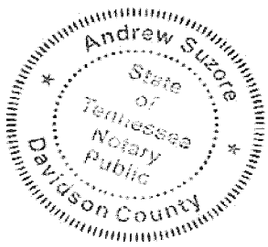
Karen Johnson Davidson County
Batch# 1163298 DEEDQC
07/29/2024 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240729-0056936

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: May 8, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Louise Mullen and Selena Mullen	**New Owner**	
(NAME) **6970 Clarksville Pike**	(NAME)	013-0000-21.00
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **KATHERINE LOUISE MULLEN AND PHOEBE LOUISE STANLEY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **KATHERINE LOUISE MULLEN AND SELENA MULLEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CONCRETE MONUMENT SET ON THE NORTHEASTERLY MARGIN OF CLARKSVILLE HIGHWAY, ALSO KNOWN AS STATE HIGHWAY 112, THENCE LEAVING THE MARGIN OF SAID HIGHWAY, NORTH 56 DEGREES 02 MINUTES 30 SECONDS EAST 365.66 FEET TO AN IRON PIN SET IN A FENCE LINE; THENCE WITH THE FENCE, SOUTH 84 DEGREES 49 MINUTES 03 SECONDS EAST 238.44 FEET TO AN IRON PIN SET AT FENCE CORNER; THENCE CONTINUING WITH THE FENCE, NORTH 17 DEGREES 18 MINUTES 21 SECONDS WEST 287.53 FEET TO AN IRON PIN; THENCE SOUTH 56 DEGREES 02 MINUTES 30 SECONDS WEST 635.14 FEET TO A CONCRETE MONUMENT SET ON THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF SAID HIGHWAY SOUTH 35 DEGREES 24 MINUTES 02 SECONDS EAST 125 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.16 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE LOUISE MULLEN AND PHOEBE LOUISE STANLEY BY QUITCLAIM DEED FROM KATHERINE L. MULLEN, OF RECORD IN INSTRUMENT NO. 20130201-0010926, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 1, 2013, AND RECORDED ON FEBRUARY 1, 2013; THE SAID KATHERINE LOUISE MULLEN BEING ONE AND THE SAME AS KATHERINE L. MULLEN.

BEING ALSO KNOWN AS 6970 CLARKSVILLE PIKE, JOELTON, TN 37080.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION HEREIN IS COPIED FROM THE MOST RECENT CONVEYANCE DEED OF RECORD AND PREPARED WITHOUT THE BENEFIT OF A SURVEY. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness may hand this the **26th** day of July, 2024.

Katherine Louise Mullen
Katherine Louise Mullen

Phoebe Louise Stanley
Phoebe Louise Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Katherine Louise Mullen and Phoebe Louise Stanley, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2024.

Notary Signature

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Andrew Suzore, 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 July 26, 2024.

Date

Affiant Signature

July 26. 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of July, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027