THIS INSTRUMENT WAS PREPARED BY **HARPETH ESCROW, LLC** **117 SAUNDERSVILLE RD., STE 201** **HENDERSONVILLE, TN 37075** **HE-2024-234**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~ **Affiant**
Karen Johnson Davidson County Batch# 1164398 DEEDQC 07/30/2024 03:53:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20240730-0057772	Subscribed and sworn to before me, this **29th day of July, 2024.** **Notary Public** **My commission expires:**

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessie M. McClain **1806 Hayden Drive** **Nashville, TN 37216**	**SAME**	**072 16 0 046.00** Account No.:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Andrew Henderson,** UN Married "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Jessie M. McClain, unmarried** "GRANTEE(S)", all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Plan of BURCHWOOD GARDENS, SECTION II, of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Audrey F. Henderson and Jessie M. McClain, Both Unmarried, by Warranty Deed from Raymond C. Martin and wife, Dorothy C. Martin, of record in Instrument No. 20001018-0103326, in the Register's Office of Davidson County, Tennessee, dated October 12, 2000 and recorded on October 18, 2000. See Conservatorship in Case No. 00P357 filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division for Audrey F. Henderson. Jessie McClain named as the Conservator. The said Audrey F. Henderson died intestate on January 10, 2019 leaving Jessie M. McClain and Andrew Henderson, as heirs per Affidavit of Heirship of record in Instrument No. __202407300057771_____, said Register's Office.

This is improved (____) unimproved (_X_) property known as **1806 Hayden Drive, Nashville, TN 37216**.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this **25th day of July, 2024.**

Andrew Henderson
Andrew Henderson

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
CS 7/25/24

On this 25th day of July, 2024, before me personally appeared Andrew Henderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed., and who provided a driver license as identification
Witness my hand, at office, this 25th day of July, 2024.

Laura Scherr
Notary Signature Laura Scherr
My commission expires: 6/30/2026

LAURA SCHERR
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/25/24 (date of document).

Affiant Signature

07/29/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 29th day of July, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL