Karen Johnson
Batch # 1168575
08/13/2024 12:34:18 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240813-0061273

Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

#2381/2476

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| **Judith L. Langell** | **(NEW OWNER)** | **Map 188-** |
| **1652 Allisona Road** | | **Parcel 03.00** |
| **Eagleville, TN 37060** | | |
| This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance. | | |

# QUITCLAIM DEED

Know all persons by these presents, **Brandon E. Kenderdine,** unmarried, (hereinafter referred to as the "Grantor"), does hereby bargain, quitclaim and conveys unto **Judith L. Langell,** married, (hereinafter referred to as the "Grantee"), all of Grantor's right, claims, title and interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, of record in Book 8011, page 58 and in Book 8011, page 66, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judith L. Langell and Brandon E. Kenderdine, as joint tenants with rights of survivorship by quitclaim deed from Judith L. Langell, married of record in Instrument No. 20230822-0065427, said Register's Office.

This is the same legal description used in the previous deed of record.

This is not the personal, primary and/or martial residence of Grantee, spouse and/or dependents.

The purpose of this quitclaim deed is to convey all interest to Grantee.

**Said property is conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.**

**This is an improved real property located at: 703 Battle Road, Nolensville, TN 37135.**

| | |
|---|---|
| **STATE OF TENNESSEE}**<br>**COUNTY OF WILLIAMSON}** | |
| **The actual consideration or value, whichever is greater for this transfer is $ -0-.** | |
| | **Affiant** Judith L. Langell |
| **Subscribed and sworn to before me this 9th day of August, 2024.**<br>J. Painter-Rose<br>**Notary Public**<br>**My Commission Expires 10/14/2026** | JUDY PAINTER-ROSE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON |

IN WITNESS, WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 9th day of August, 2024.

Brandon E Kenderdine
**BRANDON E. KENDERDINE**

**STATE OF TENNESSEE}**
**COUNTY OF WILLIAMSON}**

Before me, the undersigned in and for said county and state, personally appeared **BRANDON E. KENDERDINE**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that HE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 9th day of August, 2024.

J. Painter-Rose
**Notary Public**

**My Commission Expires:10/14/2026**

JUDY PAINTER-ROSE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON