Karen Johnson Davidson County
Batch # 1170622 DEEDQC
08/16/2024 11:46:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240816-0062911

THIS INSTRUMENT PREPARED BY:
BARBARA FISHER HENRY
Attorney At Law
211 Donelson Pike
Suite 214
Nashville, Tennessee 37214

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Samuel Mason Garland 3120 Boulder Park Drive Nashville, TN 37214	Same	M096-15-D Parcel 25 3DZ-61544

QUITCLAIM DEED

For no monetary consideration and in love and affection Janie W. Garland, transfers and conveys to her son, Samuel Mason Garland, his heirs and assigns, all of her right, title and interest in and to certain real property located in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lot No. 18 on the Plan of Hickory Bend Subdivision, Section III, as of crecord in Book 3600, page 42, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Janie W. Garland, by Quitclaim Deed from Delmer Garland, of record at Instrument No. 20160405-0032457, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Janie W. Garland, by Deed from Ralph Allen and wife, Gail Allen of record in Book 7083, Page 882, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 3120 Boulder Park Drive, Nashville, Tennessee 37214.

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

AND NOW, I, Janie W. Garland, hereby quitclaims and conveys unto Samuel Mason Garland, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

In witness whereof, I have set my name this the 14 day of June, ~~2020.~~ 2024

Janie W. Garland
JANIE W. GARLAND

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JANIE W. GARLAND, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 14th day of June, ~~2020.~~ 2024 H.M.

Hibak Mahamed
NOTARY PUBLIC

My Commission Expires: 03·08·2028

HIBAK MAHAMED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

Janie W. Garland
AFFIANT

Subscribed and sworn to before me

this 14th day of June, ~~2020.~~ 2024

Hibak Mahamed
NOTARY PUBLIC

My Commission Expires: 03·08·2028

HIBAK MAHAMED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028