Karen Johnson Davidson County
Batch# 1175139 DEEDQC
08/28/2024 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240828-0066282

Prepared by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, TN 37068

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | TAX MAP/PARCEL # |
|---|---|---|
| Heather N. Bracey<br>Tina M. Matthews<br>3510 St. Lawrence Dr.<br>Joelton, Tennessee 37080 | Same | Map 30.00.0<br>Parcel 051.00 |

# QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for a good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **CYNTHIA MARY LARKIN,** quitclaim and convey to **TINA M. MATTHEWS and HEATHER N. BRACEY**, the following described land in Davidson County, Tennessee:

Being in the 14th formerly the 24th Civil District, and described according to Plan made by C. J. Carney April 1, 1959 and survey made by C. J. Carney, Surveyor, October 8, 1060, as follows:

Beginning at a point on the center line of St. Lawrence Drive 1280 feet east of State Highway No. 112 back of St. Lawrence School on St. Lawrence Drive; thence North 1 degree 30 minutes East 327 feet to a point; thence South 64 degrees 30 minutes West 170 feet; thence south 1 degree and 30 minutes West 327 feet to a point in the center of said St. Lawrence Drive; thence North 64 degrees 30 minutes East 130 feet to the point of beginning, containing .9 acre, more or less.

Being the same property conveyed to Cynthia Mary Larkin by Executor's Deed from Cynthia Mary Larkin, Executor of the Estate of Margaret Bracey Larkin, Deceased, of record as Instrument 20240828-0066281, Register's Office for Davidson County, Tennessee.

This property is not a residence of Grantor, her spouse or any dependent.

**This is improved property located at and known as 3510 St. Lawrence Drive, Joelton, Tennessee 37080**

The preparer renders no opinion and makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness my signature this date: AUGUST 28, 2024

Cynthia M. Larkin

Cynthia Mary Larkin

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, the within named **Cynthia Mary Larkin**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: AUGUST 28, 2024

05-08-2028
Commission Expires

Theresa C. Richardson
Notary Public

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Actual consideration or value for this transfer, whichever is greater, is $ -0-.

Cynthia M. Larkin
Affiant

Sworn to and subscribed before me this date: AUGUST 28, 2024

05-08-2028
Commission Expires

Theresa C. Richardson
Notary Public

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 28th day of August, 2024.

Date: 8-28-2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 28th day of August, 2024.

My commission expires ~~7/9/2024~~ 05-08-2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY