Karen Johnson Davidson County
Batch # 1175294 DEEDQC
08/29/2024 11:29:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240829-0066469

Name & Address of New Owner
June Kingsbury
3421 Hopkins Street
Nashville, TN 37215

Map & Parcel No. 117 07 0 108.00

Send Tax Bills To
Same

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on the 12 day of July 20 24 by and between **Paul Houghton** and **June Kingsbury**, as tenants in common, (Grantors). and **June Kingsbury** (Grantee).

FOR AND IN CONSIDERATION of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantors's right, title, and interest in and to the following described real property having an address of 3421 Hopkins Street, Nashville, TN 37215:

> Land in Davidson County, Tennessee, being the south half of Lot No. 151 of the north part of Noel's Subdivision of Watkin's Grove, as of record at Book 547, Page 156 for said County.
>
> Said southern half of said Lot No. 151 fronts 100 feet on the westerly side of Hopkins Street and extends back between parallel lines 200 feet to a dead line in the rear (the easterly line of Lot No. 182)

The above-described real property is improved property.

SOURCE of Grantors's interest in the above-described real property is a deed recorded in Instrument No. 20210518-0066711 Register's Office of Davidson County, Tennessee on May 18, 2021.

It is the intent of the parties to consolidate all interest in June Kingsbury.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantors except as expressly set forth above. Grantors disclaim and renounce any such representation or warranty and by Grantee acceptance of the real property, Grantors are forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE PROVIDED INFORMATION.

IN WITNESS WHEREOF, I sign this deed on

the 6 day of August 2024

Paul Houghton

the 12 day of July 2024

June Kingsbury

HELSINKI)
FINLAND)

On the 6 day of August 2024, Paul Houghton signed or acknowledged this document, personally appearing before me, the undersigned, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]

TONI RUOTSALAINEN
henkikirjoittaja, julkinen notaari
häradsskrivare, notarius publicus
District Registrar, Notary Public

The Digital and Population Data Services Agency

My Commission:

STATE OF TENNESSEE)
COUNTY OF Davidson)

On the 12 day of July 2024, June Kingsbury signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9-7-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Jane H Kingsbury
Affiant

Subscribed and sworn before me, a notary public, on the 11th day of April, 20__.

KARL D. WARDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SEAL Notary Public
My Commission Expires: 9-7-2026