QUITCLAIM DEED

Karen Johnson
Batch # 1180183
09/10/2024 02:50:26 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240910-0069824

LB-QCD-24-5010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Brown	**Same as New Owner**	
(NAME)	(NAME)	**074 12 0 150.00**
6189 Eatons Creek Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN BROWN, A MARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KAREN BROWN, A MARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 479 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 479 fronts 75 feet on the northerly side of Bonnameade Drive and extends back 148 feet on the easterly line aril 15$ feet on the westerly line to a dead line, measuring 94.11 feet thereon, said lot being improved and known as 5010 Bonnameade Drive, Hermitage, Tennessee.

Being the same property conveyed to the William O. McKinnon and wife, Barbara Sue McKinnon, by Warranty Deed from Troy Glidewell and wife, Shirley H. Glidewell, of record in Book 4328, Page 711, Register's Office for Davidson County, Tennessee.
The said William O. McKinnon died on or about June 27, 2006, leaving Barbara Sue McKinnon as the sole surviving tenant by the entirety.
The said Barbara Sue McKinnon having since died on March 19, 2024 her holographic will was admitted into Probate as for muniment of title, under Case No. 24P1542, in the Seventh Circuit Court, Probate Division, in Nashville, Tennessee, leaving the property to Karen Brown, her niece.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5010 Bonnameade Drive, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 9 day of September, 2024.

Karen Brown

Karen Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212