Karen Johnson Davidson County
Batch# 1182228 DEEDQC
09/16/2024 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240916-0071421

THIS INSTRUMENT WAS PREPARED BY: Stewart Title Company 103 S. Broadway Portland, TN 37148 **NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.**	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF SEPTEMBER 2024. NOTARY PUBLIC MY COMMISSION EXPIRES:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-10-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Judith D. Todd	NEW OWNER	007-15-0-040.00
2061 Graceland Drive		
Goodlettsville, TN 37072		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Judith D. Todd, "GRANTOR", by these presents, does hereby quitclaim and convey unto Judith D. Todd, hereinafter called "GRANTEE", his/her/their successors, heirs and assigns all of her rights, title, and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102, Section 5, Grizzard Manor Subdivision, as of record in Book 4675, Pages 163 and 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnny L. Todd and wife, Judith D. Todd by deed from Kittredge Dell Broussard and wife, Suzanne R. Broussard dated November 24, 1992, and recorded on February 2, 1993 in Book 8855, Page 319, Register's Office for Davidson County, Tennessee. Johnny L. Todd died on May 31, 2015 leaving Judith D. Todd as sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved; commonly known as: 2061 Graceland Drive, Goodlettsville, TN 37072.

Witness our hands this 16th day of September 2024.

Judith D. Todd

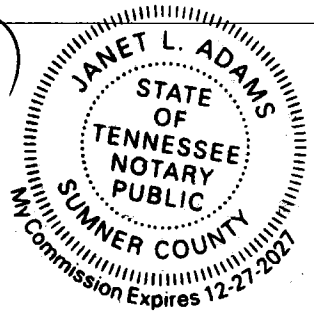
STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Judith D. Todd, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 16th Day of September 2024.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Jennifer Hoffman, do hereby make path that I am licensed attorney and/or 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 the law on 9-16-24.

Jennifer A Hoffman
AFFIANT

DATE: 9-16-24

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 16th day of September, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2025

202409160071421