Karen Johnson Davidson County
Batch# 1182860 DEEDQC
09/18/2024 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240918-0072138

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 9th day of May 2024.

NOTARY PUBLIC
My Commission Expires: 10/4/25

Kristin M. Chapman State of Tennessee Notary Public Williamson County

ADDRESS OF NEW OWNER:
Kathleen Mays
417 Hickory Chase Drive
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map: 42-16-A, Parcel 008.00CO

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, **Kathleen O. Mays, an unmarried woman,** Grantor, for the express purpose of making a re-conveyance to herself of her interest in the herein described property in order to sever the right of survivorship between herself and Charles Griffin and instead to establish a tenancy in common, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Kathleen O. Mays, an unmarried woman, Grantee, to be held as tenants in common, without any right of survivorship, with Charles Griffin, a married man.** Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Hickory Chase, of record in Plat Book 7900, Page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kathleen O. Mays by Deed from David K. Wachtel and Sharon Kay Watchel of record in Book 10904, Page 958, Register's Office for Davidson County, Tennessee. Kathleen O. Mays further conveyed said property conveyed to Kathleen O. Mays and Charles Griffin, with right of survivorship by Quitclaim Deed of record in Instrument No. 20171024-0109166, Register's Office for Davidson County Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property with an address of: 417 Hickory Chase Drive Madison, TN 37115.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of May 2024.

Kathleen O. Mays, by Charles Richard Griffin, II, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Richard Griffin, II, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Kathleen O. Mays for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Kathleen O. Mays, and is authorized by Kathleen O. Mays to execute this instrument on her behalf.

Witness my hand and seal, at office, this 9th day of May, 2024.

Notary Public

Kristin M. Chapman
State of Tennessee Notary Public
Williamson County

My Commission Expires: 10/4/25

Certificate of Authenticity

I, A. Scott Hubbard, 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 5-9-24.

Date

A. Scott Hubbard

Affiant Signature

5-9-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of September, 2024.

Anna N. Dolan

Notary's Signature

My Commission Expires: _____

Date

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON