This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties.

Karen Johnson
Batch # 1185228
09/24/2024 08:26:39 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240924-0073862

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Janice Dillard

Affiant

ANGELIQUE P. KANE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me,
this the 13th day of September, 2024.

A P. Kane

Angelique P. Kane, Notary Public
My Commission Expires: 12/14/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Ruby M. Vaden, Trustee of the the Vaden Family Trust, dated September 13, 2024, and any amendments thereto 801 Neelys Bend Road Madison, Tennessee 37115	Ruby M. Vaden, Trustee of the the Vaden Family Trust, dated September 13, 2024, and any amendments thereto 801 Neelys Bend Road Madison, Tennessee 37115	052 02 0 259.00

FOR NO MONETARY CONSIDERATION, I, **Ruby Mae Vaden,** by these presents do hereby quitclaim and convey all my right, title, and interest unto **Ruby M. Vaden, Trustee of the Vaden Family Trust, dated September 13, 2024, and any amendments thereto,** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 10 on the Map of Rainbow Terrace, section 2-A and section 2-B, as of record in Book 1835, page 85, Register's Office for said County, described as follows: beginning at a point in the north margin of Neely Bend Road at the corner lots nos. 9 and 10; thence with the line between said lots northerly 302.2 feet to the South line of said lot no. 11;

thence with the line between lots no. 10 and 11, westerly 170.5 feet to the east margin of Hillcrest Drive; thence with the margin of the same, southerly 269.5 feet, more or less, to the beginning of a curve; thence around said curve, southerly 38.7 feet to a point in the north margin of Neely Bend Road; thence with the margin of the same easterly 136.3 feet to the beginning.

Being the same property conveyed to Ruby Mae Vaden, a single woman, by Warranty Deed from Ethel B. Furlough, a single woman, dated August 28, 2002, of record in Instrument No. 20020911-0110489, Register's Office for Davidson County, Tennessee.

This is improved property known as 801 Neelys Bend Road, Madison, TN 37115.

Subject to any and all plats, easements, restrictions, and other matters of record.

Witness by our hands this the 13th day of September, 2024.

Ruby Mae Vaden

Ruby Mae Vaden

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

On the 13th day of September, 2024, personally appeared before me, **Ruby Mae Vaden**, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal.

ANGELIQUE P. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Angelique P. Kane, Notary Public
My Commission Expires: 12/14/2024