Karen Johnson Davidson County
Batch# 1187715 DEEDQC
09/30/2024 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075542

QUITCLAIM DEED

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 27th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WG-QCD-AOH-24-8327

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)
Gail McCullen	**Same as new owner**	
(NAME)	(NAME)	**MAP 75-10 PARCEL 15**
8327 Luree Ln,		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **GAIL MCCULLEN AND TIM MCCULLEN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GAIL MCCULLEN** 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for said County.

Said Lot No. 20 fronts 71 feet on the northerly side of Luree Lane and extends back 187.2 feet on the westerly line and 202.7 feet on the easterly line, to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Robert E. McCullen and wife, Ethel M. McCullen from David H. Burnley and wife, Dean B. Durnley by Warranty Deed of record in Book 11210 Page 799 in the Register's Office for Davidson County, Tennessee.

The said Robert E. McCullen having since died on December 23, 2019. His interest in the property passing at death to Ethel M. McCullen as surviving tenant by the entirety.

Further being the same property conveyed to Ethel M. McCullen by Quitclaim Deed of record in Instrument Number 20231013-0080279 in the Registers Office for Davidson County, Tennessee.

The said Ethel M. McCullen having since died intestate on August 9, 2024. Her interest in the subject property vested at death in Timothy McCullen and Gail McCullen as her surviving heirs at law as evidenced by Affidavit of Heirship of Record in Insturment Number **202409300075541** in the Registers Office for Davidson County, Tennessee.

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: **8327 Luree Ln, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 30th day of September, 2024.

Gail McCullen

Tim McCullen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAIL MCCULLEN, 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 .

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIM MCCULLEN, 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 .

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



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

I, **Gabriel R. Lutz**, 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 **9/30/2024** (date of document).

Affiant Signature

Date **9/30/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **30** day of **September**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027