Karen Johnson Davidson County
Batch# 1194692 DEEDQC
10/17/2024 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241017-0080516

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James Edward Kane 149 Canton Court Goodlettsville, TN 37072	New Owner(s)	026-06-0A-068.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Megan Ramsie Kane, an unmarried woman,** by these presents do hereby quitclaim and convey unto **James Edward Kane, an unmarried man,** his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 58, on the Plan of The Townhomes at Windsor Green, Phase I, Section 3, as shown on Instrument Number 20040109-0003983 and Instrument Number 20041112-0136380, both in Register's Office for Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Edward Kane and Megan Ramsie Kane, husband and wife by Warranty Deed from First Service Corporation of Dickson Inc., a Tennessee Corporation of record in Instrument No. 20200417-0040704 Register's Office for Davidson County, Tennessee, dated April 14, 2020 and recorded on April 17, 2020. See Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee (Case No. 23D1634).

Being also known as 149 Canton Court Goodlettsville, TN 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
7th day of October, 2024.

Affiant

My commission expires: 3.3.25
(Affix Seal)

Notary Public

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2024.

Megan Ramsie Kane

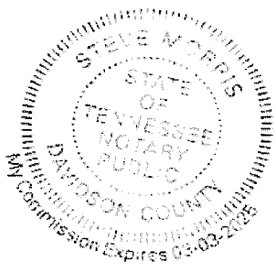
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 7th day of October, 2024.

Notary Public

My Commission Expires: 7-3-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 9. 2024.

Affiant Signature

17th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

