Karen Johnson Davidson County
Batch# 1195034 DEEDQC
10/17/2024 12:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241017-0080643

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

MERON SHOPTAW, ET AL

TO: QUITCLAIM DEED

LINDA HARMON

THIS QUITCLAIM DEED OF REALTY, executed this 16th day of Oct, 2024, by and between MERON SHOPTAW, REBECCA SNOWDEN, and MELISSA CHAPIN ("Grantors"), and LINDA HARMON, ("Grantee").

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Section Two-B, Hunter's Branch, of record in Plat Book 6900, Page 337, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 86 fronts 70.26 feet on the southwesterly margin of Hunter's Branch Road and extends back 108.04 feet on the southeasterly line and 135.48 feet on the northwesterly line to a deadline in the rear measuring 51.00 feet thereon.
>
> Being the same property conveyed to Lois M. Christian Hamilton, by Deed from Phillips Builders, Inc., dated April 11, 1989, and recorded April 14, 1989, of record in Book 7817, Page 411, in the Register's Office for Davidson County, Tennessee.
>
> Lois Mae Christian [aka Lois M. Christian Hamilton] died intestate on October 5, 2023, survived by one (1) adult sister, Linda Harmon and predeceased by two (2) adult siblings, Millie Christian and Rosalee Snowden. Millie Christian predeceased the decedent on January 13, 2020, and was survived by one (1) adult child, Meron Shoptaw. Rosalee Snowden predeceased the decedent on June 22, 2018, and was survived by two (2) adult children, Rebecca Snowden and Melissa Chaplin. Reference is hereby made to the Affidavit of Heirship of record in Instrument No. 20240813-0061238, in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

MERON SHOPTAW Grantor

STATE OF Arkansas :
:
COUNTY OF Pope :

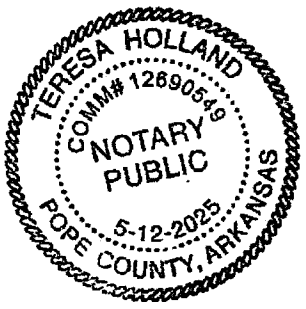
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MERON SHOPTAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29 day of August, 2024.

My Commission Expires:

5.12.25.

Teresa Holland
Notary Public



Rebecca Snowden
REBECCA SNOWDEN Grantor

STATE OF Kentucky :
:
COUNTY OF Jefferson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, REBECCA SNOWDEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 16 day of October, 2024.

My Commission Expires:
May 23, 2028.

Notary Public

ROXANA VIDERA FERRER
Notary Public
Commonwealth of Kentucky
Commission Number KYNP88755
My Commission Expires May 23, 2028

MELISSA CHAPIN Grantor

STATE OF Kentucky :
:
COUNTY OF Jefferson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MELISSA CHAPIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 16th day of October, 2024.

My Commission Expires:

Sept 18 2027.

Notary Public

ENDIA DENEE' HOLT
Notary Public
Commonwealth of Kentucky
Commission Number KYNP79611
My Commission Expires Sep 18, 2027

Property Owners Name
And Mailing Address:

LINDA HARMON
PO Box 835
Racine, OH 45771

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

1408 Hunters Branch Road
Antioch, TN 37013

Map and Parcel No.:

172 08 0A 086.00

STATE OF Tennessee :
:
COUNTY OF Montgomery :

The actual consideration given for this conveyance is **$0.00.**

Affiant

Subscribed and sworn to before me this the 17 day of October, 2024.

Notary Public
My Commission Expires: 6-14-28

MOLLY DONNELLAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

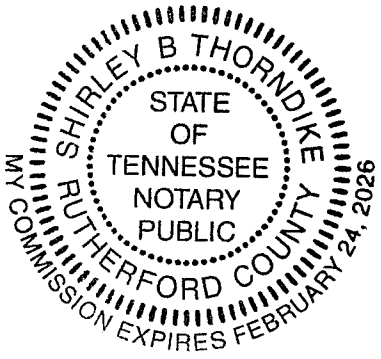
I, Jennifer Wheeler, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document dated October 16, 2024.

Affiant Signature

10.17.24
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: 2/24/26