This Instrument prepared by:
LeeAnn Madden Sterry
111 Dodge Drive
Nashville, TN 37210

Karen Johnson
Batch # 1195268
10/18/2024 10:56:40 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241018-0080999

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Roger D. Madden and wife, Grace Margaret Bard Madden** on this the 12th day of October, 2024, for and in consideration of the sum of love and affection and zero and no/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto **Roger D. Madden and wife, Grace Margaret Bard Madden and LeeAnn Madden Sterry, married, as Joint Tenants with Rights of Survivorship**, all our right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Two Lot Subdivision of Parcel 002 of Map 119.07, 730 Old Glenrose Avenue, of record in Instrument No. 20051229-0156431, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roger D. Madden and wife, Grace Margaret Bard Madden by Warranty Deed from Mark Neal, a married man, of record in Instrument No. 20170829-0088750, in the Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded August 29, 2017.

Tax Map and Parcel No. 11907016400
Property Address: 111 Dodge Drive, Nashville, TN 37210

IN TESTIMONY WHEREOF we have hereunto set our hands this 12th day of October, 2024.

Roger D. Madden

Grace Margaret Bard Madden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Roger D. Madden and wife, Grace Margaret Bard Madden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be persons within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 12th day of October, 2024.

PAMELA PEARRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

Notary Public

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 – Zero.

James Edward Peach Jr.
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

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

Notary Public

My commission expires:

PAMELA PEARRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

The following information is not a part of this Deed:

Owner's Names for Tax Bill: Roger D. Madden, Grace Margaret Bard Madden and LeeAnn Sterry Madden
Property and Mailing Address: 111 Dodge Drive
Nashville, TN 37210