Karen Johnson Davidson County
Batch# 1200324 DEEDQC
11/01/2024 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0084939

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

STATE OF TN
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 25th **day of** October **, 2024.**

Notary Public
My commission expires: 9/27/26

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kimberly Dawn Droste & Timothy Rayburn 106 Saddle Tree Drive Hermitage, TN 37076	New Owner	064 12 0A 106.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, We, **Margaret Gass, formerly known as Margaret A. Rayburn and husband, John Gass,** Grantor, by these presents, does hereby quitclaim and convey unto **Kimberly Dawn Droste, unmarried and Timothy Rayburn, married, as tenants in common,** hereinafter the Grantee, all of their right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 106, in a Horizontal Property Regime as shown on the condominium site plan of Fox Run, Section One, as of record in Book 5200, Page 89, in the Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Margaret A. Rayburn, unmarried, by Warranty Deed from Floyd R. Taylor, unmarried, dated 1/14/1994 and recorded 1/27/1994 in Book 9231, Page 144, Register's Office of Davidson County, Tennessee.

***Margaret Gass, formerly known as Margaret A. Rayburn has since married the said John Gass. John Gass joins in this conveyance to convey any and all interest he may have to said property, including marital interest.**

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

This is improved property, known as: 106 Saddle Tree Drive, Hermitage, TN 37076

Witness my hand this 25th day of October, 2024.

Margaret Gass
Margaret Gass

John Gass
John Gass

STATE OF TN
COUNTY OF Sumner

Before me, the undersigned, a Notary Public for the above county and state, appeared **Margaret Gass, formerly known as Margaret A. Rayburn and John Gass** personally known to me to be the person(s) described or who proved with satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, and seal, this the 25th day of October, 2024.

B. Huntsman
Notary Public:

My Commission Expires: 9/27/26



Certificate of Authenticity

I, **Brenda Huntsman**, 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 10/25/24.

Date

Brenda Huntsman

Affiant Signature

10/31/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of October, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

