QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1203126 DEEDQC
11/08/2024 03:55:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20241108-0087479

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Sean Alan McEdward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 2024.

Casey L. Lingerfelt
Notary Public

MY COMMISSION EXPIRES: 10-16-2027
(AFFIX SEAL)

CASEY L. LINGERFELT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WIDRIG LAW, PLLC
101 Westpark Drive, Suite 260
Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madison Rae Griffin Quimby	**Madison Rae Griffin Quimby**	
(NAME) **6247 Pettus Road**	(NAME) **6247 Pettus Road**	**181 00 0 063.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND PURSUANT TO A DULY EXECUTED MARITAL DISSOLUTION AGREEMENT AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SEAN ALLAN MCEDWARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **MADISON RAE GRIFFIN QUIMBY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 21, 1959, as follows:

Beginning in the center of Pettus Road a ta point South 13 degrees 30 minutes West 250 feet from the Southeast corner of the property conveyed to Herschel K. Lewis and wife, by deed from P. M. Chaffin, et al, of record in Book 2880, Page 23, Register's Office for said County; thence with the cent of said Road, South 13 degrees 30 minutes West 250 feet; thence North 84 degrees 45 minutes West, passing an iron pin on the Westerly margin of said road, in all 747 feet to an iron pin; thence North 02 degrees 45 minutes East 250 feet to an iron pin; thence South 84 degrees 45 minutes East, passing an iron pin on the Westerly margin of Pettus Road, in all 794 feet to the beginning, containing 4.4 acres, more or less.

Being the same property conveyed to Derek J. Baranowski, a single man by Warranty deed from Jeremy Quarles and Chandler Quarles, husband and wife of record in Instrument No. 20200305-0025148 on March 05, 2020.

Being improved property known as 6247 Pettus Road, Antioch, Tennessee 37013

Legal Reference: 20230428-0031441 current source of title RODC

TO ~~HAVE~~ AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, ~~title and interest~~ thereto belonging to ~~the said~~ GRANTEE, their heirs and assigns forever; and we ~~do covenant with~~ the GRANTEE that we are lawfully seized and ~~possessed~~ of said land in fee simple, ~~have a good~~ right to convey it and the same is unencumbered, unless otherwise herein set out; and ~~we do further~~ covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title ~~to the said~~ land to the said ~~GRANTEE~~, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the ~~plural and the~~ plural the singular, and the use of any gender shall be applied to all genders. MQ

It is expressly agreed by the parties hereto that all taxes for the year 2024 shall be paid by the GRANTEE.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

*****This instrument has been prepared by information provided by the parties*****

*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 24 day of OCTOBER, 2024.

SEAN ALAN MCEDWARD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN ALAN MCEDWARD, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of October, 2024.

Notary Public

My Commission Expires: 10-16-2027

RUTHERFORD COUNTY CASEY L. LINGERFELT STATE OF TENNESSEE NOTARY PUBLIC

Witness our hands this the 8 day of November, 2024.

MADISON RAE GRIFFIN QUIMBY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MADISON RAE GRIFFIN QUIMBY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of November, 2024.

Notary Public

My Commission Expires: 10/04/2027

MICAH RENFROW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON