Karen Johnson
Batch # 1206683
11/19/2024 01:53:53 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241119-0089792

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 19 day of November, 2024.

Notary Public

My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ann Wynne Empson 637 Hidden Acres Dr Madison, TN 37115	New Owner	06300011700

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ann Wynne Empson, as sole heir of Gussie B. Empson,** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Ann Wynne Empson, unmarried,** her successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of Neeley's Bend Acres, Section One, as of record in Book 4175, Page 140, Register's Office for Davidson County, Tennessee. Said Lot No 3 fronts 133.50 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.80 feet to a line in the rear

Being the same property conveyed to Duncan B. Empson and wife, Gussie R. Empson, by deed from Joseph E. Redden and wife, Bessie Mai Redden, of record in Book 4591, Page 29, Register's Office of Davidson County, Tennessee.

Gussie R. Empson and Gussie B. Empson being one and the same.

Duncan B. Empson having since died on March 12, 2016. Gussie R. Empson having since died on December 5, 2017. Ann Wynne Empson is the sole surviving heir of Duncan B. Empson and Gussie R. Empson. See Affidavits of Heirship recorded in Instrument No. 20241119-0089790 and Instrument No. 20241119-0089791; Register's Office of Davidson County, Tennessee.

This is property known as 637 Hidden Acres Dr, Madison, TN 37115.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2024.

Ann Wynne Empson, Sole Heir

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ann Wynne Empson, bargainor, 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 at office, this 18th day of November, 2024.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026