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

Karen Johnson
Batch # 1212517
12/04/2024 10 37 24 AM
Fees $12 00 Taxes $0 00

20241204-0094131

Davidson County
DEEDQC
2 pgs

erformed in the
uitclaim deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2024.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner.	Send Tax Bills To.	Tax Information
Kathleen S. Johnston 2805 Westmoreland Drive Nashville, TN 37212	New Owner	104 15 0 005.00

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, **Kathleen S. Johnston,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Kathleen S. Johnston, an unmarried woman,** her heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Bransford Realty Co 's Subdivision of Westmoreland Place, of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No 33 fronts 70 feet on the southeasterly margin of Westmoreland Drive and extends back 180 feet on the northwesterly line and 176 feet on the southerly line to an alley in the rear, measuring 85 feet thereon.

Being the same property conveyed to John Roddy McDonald and Kathleen S. Johnston from Katherine M. Dowling, and husband Philip T. Lee by Warranty Deed recorded on November 15th, 2001 in Instrument No 20011115-0125381, Register's Office of Davidson County, Tennessee.

John Roddy McDonald and Kathleen S. Johnston were married to one another when they took title to the subject property. John Roddy McDonald died October 24th, 2024. His interest in the subject property having passed to Kathleen S Johnston as the surviving tenant by the entirety.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signature Pages to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of DECEMBER 2024.

Kathleen S. Johnston

Kathleen S. Johnston

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, **Kathleen S. Johnston**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of December 2024.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____