PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 2024.

Notary Public
My Commission Expires: 6-5-2027

ADAM NEELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1212767 DEEDQC
12/05/2024 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241205-0094425

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Reasonover Family Trust **299 Kemper Dr. S** **Madison TN 37115**	**Same**	**Map 42 Parcel 033.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Mary B. Reasonover has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Mary Burks Reasonover, Trustee of Reasonover Family Trust her successors and/or assigns, her entire interest in in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Kemper Drive South at the southeasterly corner of Lot No. 156 Kemper Heights, Section II as of record in Book 2331 Page 1014 Register's Office for Davidson County, Tennessee.

Thence with the southerly line of said Lot No. 156 north 86 degrees, 50 minutes west 219.20 feet to a concrete monument; thence south 3 degrees 10 minutes west 200.0 feet to an iron pin; thence south 88 degrees 05 minutes east 267.15 feet to an iron point; thence north 10 degrees 41 minutes west 200.00 feet to a concrete monument, the point of beginning.

Legal description being taken from prior deed.

Being the same property conveyed to Harold E. Reasonover and wife Mary B. Reasonover by deed from J LO. Reasonover and wife Daisy T. Reasonover of record in Book 1787 Page 817 Register's Office for Davidson County, Tennessee. Harold E. Reasonover died on December 25, 2017, leaving Mary B. Reasonover as the surviving tenant by the entirety.

This is improved property known as 299 Kemper Drive S, Madison, Tennessee 37115.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20 day of Nov, 2024.

Mary B Reasonover
Mary B. Reasonover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Reasonover the bargainor(s), 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 Franklin, Tennessee, this 20 day of November, 2024.

Notary Public

My Commission expires 6-5-2027

ADAM NEELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Emily Hobbs, 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 this 20th day of Nov. 2024

Dated December 4, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobbs who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 4th day of Decem, 2024

My commission expires: 2/7/27

Notary Public

