# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1222289 DEEDQC
12/31/2024 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241231-0101584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Dec, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kathleen A. Davidson Trust** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **828 Russleo Drive** | | **104 01 0 215.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHLEEN DAVIDSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **KATHLEEN ANN DAVIDSON, TRUSTEE OF THE KATHLEEN A. DAVIDSON TRUST DATED MAY 23, 2012** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 37.5 feet of Lot No. 96 and the Northerly 25 feet of Lot No. 97 on the Plan of Part of West Grove Subdivision, of record in Book 421, Page 109, Register's office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen Davidson, an unmarried woman, by Warranty Deed from Heather M. Bohn, an unmarried woman, of record in Instrument No. 20240311-0016746, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

**The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.**

This is ____ **unimproved** __X___ **improved** property known as: 215 38th Avenue North, Nashville, TN 37209.

Witness my/our hand(s) this the 31 day of Dec, 2024.

Kathleen Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of Dec, 2024, before me personally appeared Kathleen Davidson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of Dec, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**RETURN TO:**
Kathleen A. Davidson Trust
828 Russleo Drive
Nashville, TN 37209

## True Copy Certification

I, John W. Bishop, 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 the 31 day of December, 2024.

Affiant Signature
Date 12/31/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026