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

Karen Johnson Davidson County
Batch# 1231294 DEEDQC
01/29/2025 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250129-0006831

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Jennifer Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2025.

Sheri Engel
Notary Public
My Commission Expires: 11-21-2027

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Kelsey Cameron **521 Elgin St.** **Nashville, TN 37211**	**Same**	**133-01-0-254**

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 **Katherine Fenix, an unmarried woman,** has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Kelsey Cameron,** her heirs and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 174 on the Plan of Sunrise Heights, Second Plan, of record in Book 421 Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelsey M. Fenix, an unmarried woman, now known as Kelsey Cameron and Katherine Fenix, an unmarried woman, by deed from Mark P. McDonald and Susan McDonald, husband and wife, of record in Instrument No. 20160826-0089751, Register's Office for Davidson County, Tennessee, and dated August 23, 2016.

This is improved property known as 521 Elgin Street, Nashville, TN 37211

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 15th day of January, 2025

Katherine Fenix

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Fenix, 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 Westlake, Ohio this 15 day of January 2025

Notary Public

My Commission expires Not no expiration date

I, Sheri Engel, 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 15th day of January, 2025

Sheri Engel

Dated 1/29/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel 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 29th day of January, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

