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# 1232622 DEEDQC
01/31/2025 11:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250131-0007515

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2025.

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
Johnnie Timms **935 Springlane Drive** **Nolensville, TN 37135**	**Same**	**187-05-0A-184-00**

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 Kristen Ashley, an unmarried woman, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Johnnie Timms, an unmarried woman, 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. 184 on the plan of Final Plat of Burkitt Springs, Phase 3, of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction in Instrument No. 20170209-0013607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnnie Timms by Warranty Deed from William David Carpenter and Nancy Jane Carpenter, husband and wife, of record in Instrument No. 20210503-0059039, Register's Office for Davidson County, Tennessee. Johnnie Timms conveyed her interest to Johnnie Timms, an unmarried woman, and Kristen Ashley, an unmarried woman, as tenants in common with the right of survivorship, by Quitclaim Deed of record in Instrument No. 20210803-0104507, Register's Office for Davidson County, Tennessee.

This is improved property known as 935 Springlane Drive, Nolensville, TN 37135

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 31st day of January, 2025.

Kristen Ashley

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 Kristen Ashley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January 2025.

Notary Public

My Commission expires 11-21-2027

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 31st day of January, 2025

Sheri Engel

Dated 1/31/2025

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 31st day of January, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

