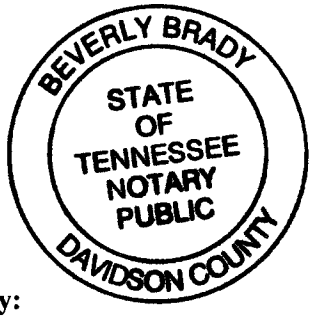
Karen Johnson Davidson County
Batch# 1238752 DEEDQC
02/20/2025 10:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250220-0012153



STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF Feb., 2025.

NOTARY PUBLIC

My Commission expires: 07/07/27

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25010019

Address of New Owner
Joseph Lynn Tanner
4891 Pond Creek Road
Pegram, TN 37143

Send Tax Bills To:
Same

Tax Information:
142-07-0C-017.00 CO

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 12th day of February, 2025, for good and valuable considerations, and in furtherance of title, the receipt and sufficiency of all of which are hereby acknowledged, **Jason Johnson and Justin Johnson,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **Joseph Lynn Tanner,** Grantee, his heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 17 on the Horizontal Property Regime for Ashley Green, as recorded in the Master Deed of record in Book 7184, Page 44, as amended in Book 7467, Page 279, Book 7482, Page 312, and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Catherine Gale Tanner, unmarried, by Warranty Deed from James L. Mathews, unmarried, dated 11/10/2021 and recorded on 11/12/2021 in Instrument No. 20211112-0150871, Register's Office for Davidson County, Tennessee. Catherine Gale Tanner having since died testate on or about 06/01/2023, pursuant to the terms of her Last Will and Testament (filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P-1529) property vested in Joseph Lynn Tanner.

Grantors herein, being the natural heirs of Catherine Gale Tanner (see Affidavit of Heirship of record in Instrument No. 20230629-0049515, RODCT), execute this deed to convey any interest they may have as the natural heirs and to further title as vested under the terms of the Last Will and Testament of Catherine Gale Tanner as above referenced.

This is improved property known as:
404 Bradford Green, Nashville, TN 37221

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Jason Johnson** has caused this instrument to be executed, this the 12th day of FEBRUARY, 2025.

Jason Johnson

STATE OF TN
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jason Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12th day of February, 2025.

Beverly Brady
NOTARY PUBLIC
My Commission expires: 07.07.27

BEVERLY BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, **Justin Johnson** has caused this instrument to be executed, this the 12 day of FEB., 2025.

Justin Johnson

STATE OF TN
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Justin Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12th day of February, 2025.

NOTARY PUBLIC
My Commission expires: 07-07-27

BEVERLY BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 2/12/2025 (date of document).

L. Broner McCoy
Date: 2/18/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 18th day of Feb., 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY