Karen Johnson
Batch # 1239087
02/20/2025 03 55 19 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250220-0012621

QUITCLAIM DEED

This Quitclaim Deed is made and entered into as of the 12-31, 2024 by and between Mae E. Lathon, unmarried, with an address of 926 Burning Springs Circle, Louisville, KY 40223 (collectively "Grantor") and Mae E. Lathon, Trustee of the Mae E. Lathon Revocable Trust dated November 27, 2024, with an address of 926 Burning Springs Circle, Louisville, KY 40223 (the "Grantee").

926 Burning Springs Circle, Louisville, KY 40223 is the address to which the property tax bill should be sent.

W I T N E S S E T H:

That for nominal consideration, Grantor does hereby release, remise and forever quitclaim and convey to Grantee, and its successors and assigns, all of Grantor's rights, title and interest in and to all of that certain land situated in Davidson County, Tennessee, more particularly described as follows:

Map & Parcel: 070 04 0 186.00

Being the northerly portion of Lot No. 4 on the map showing Dewey Heights Addition, as of record in Book 161, on page 94, Register's Office for said County. Beginning at a point in said Lot No. 4, at the North-western corner of said lot, thence 72.9 feet East with the northern boundary of said lot to a point in the North-east corner of said lot; thence South 148 feet to a point; thence 100 feet West on a line parallel to the Northern line of said lot to a point in the Western boundary of said lot; thence North 148 feet to the beginning point.

Being the same property conveyed to William Carl Lathon and Mae Evelyn Lathon, as tenants by the entirety, by Quitclaim Deed dated October 2, 1974, in Deed Book 4857, Page 141 in the Register's Office, Davidson County, Tennessee. William Carl Lathon died July 14, 1995 thereby vesting title solely to Mae E. Lathon.

Grantee takes the Real Property subject to all ***(a)*** zoning laws, rules and regulations of record affecting said Real Property, if any; ***(b)*** the lien of current ad valorem taxes not yet due and payable; ***(c)*** the lien of all future ad valorem taxes, which taxes Grantee hereby assumes and agrees to pay; and ***(d)*** all restrictions, covenants, mortgages, easements and stipulations of record affecting said Real Property.

Pursuant to Tenn. Code § 67-4-409(a)(1)(C)(vi), no transfer tax is due on this transaction.

IN TESTIMONY WHEREOF, witness the signature of the Grantors and Grantee hereto as of the date first above written.

GRANTORS:

Mae E. Lathon

GRANTEES:

Mae E. Lathon, Trustee
Mae E. Lathon Revocable Trust

COMMONWEALTH OF KENTUCKY)
)S.S.
COUNTY OF JEFFERSON)

Acknowledged, subscribed and sworn to before me this 12-31, 2024, by Mae E. Lathon, the Grantor and Mae E. Lathon, Trustee of the Mae E. Lathon Revocable Trust dated November 27, 2024, the Grantee herein.

My Commission expires: 11-4-2025
My Notary Commission No. KYNP38814

Matthew H. Burnett
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
NOTARY ID# KYNP38814
MY COMMISSION EXPIRES November 4, 2025

Notary Public, State-at-Large, Commonwealth of Kentucky

Prepared by and when recorded return to:

Matthew H. Burnett
DINSMORE & SHOHL LLP
101 South Fifth Street, Suite 2500
Louisville, Kentucky 40202-3175
Tel: 502.540.2300
Fax: 502.585.2207
matthew.burnett@dinsmore.com

Oath of consideration on transfers of property:

State of Kentucky

County of Jefferson

I/we hereby swear or affirm that the actual consideration for this transfer or the Value of the property transferred, whichever is greater is $0.00 , which Amount is equal to or greater than that which the property would command at a Fair and voluntary sale.

Subscribed and sworn to before me

This 31 day of December, 2024.

Matthew H. Burnett
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
NOTARY ID# KYNP38814
MY COMMISSION EXPIRES November 4, 2025

Affiant, Mae E. Lathon

Notary Public

My commission expires: 11-4-2025