THIS INSTRUMENT PREPARED BY:
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204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1239391 DEEDQC
02/21/2025 07:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0012654

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owners:	Send Tax Bills to:	Map & Parcel:
Shayla Francesca Garrison LaNitra Frederika Garrison 4305 W. Hamilton Rd. Nashville, TN 37218	New owners	05814007800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shayla Francesca Garrison and LaNitra Frederika Garrison, as Heirs-at-Law of Frances B. Garrison,** by these presents do hereby quitclaim and convey unto, **Shayla Francesca Garrison, an unmarried woman, and LaNitra Frederika Garrison, an unmarried woman as tenants in common with rights of survivorship,** their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

BEING LOT NO. 30 ON THE PLAN OF GOLD KEY ADDITION, SECTION 1, OF RECORD IN BOOK 4675, PAGES 14 AND 15, REGISTER"S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HOME HAVEN DRIVE, AT THE COMMON CORNERS OF LOTS 30 AND 31; THENCE LEAVING SAID DRIVE WITH THE LINE BETWEEN SAID LOTS IN A SOUTHERLY DIRECTION 150.0 FEET TO A POINT IN THE NORTHERLY MARGIN OF LOT NO. 5, THENCE WITH LINE BETWEEN LOTS 5 AND 30 IN AN EASTERLY DIRECTION 120.0 FEET A POINT IN THE WEST MARGIN OF WEST HAMILTON ROAD; THENCE WITH SAID ROAD, 1IN A NORTHERLY DIRECTION 125.0 FEEET TO A CONCRETE MONUMENT IN THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE A DISTANCE OF 39.27 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF HOME HAVEN DRIVE; THENCE WITH SAID DRIVE IN A WESTERLY DIRECTION 95.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANCES B. GARRISON, BY SUBSTITUTE TRUSTEE'S DEED FROM ROBERT M. WILSON, JR., SUBSTITUTE TRUSTEE, DATED FEBRUARY 28, 1997, AND RECORDED MARCH 11, 1997, OF RECORD IN BOOK 10376, PAGE 531, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FRANCES B. GARRISON, UNMARRIED, PASSED AWAY ON SEPTEMBER 8, 2008, DIED INTESTATE. HER ONLY HEIRS-AT-LAW ARE SHAYLA FRANCESCA GARRISON AND LANITRA FREDERIKA GARRISON. THE ESTATE OF FRANCES LOUISE WAS CLOSED BY ORDER ENTERED ON APRIL 25, 2019, IN DOCKET NO. 09P-982, CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20250220-0012112, REGISTER'S OFFICE FOR BRADLEY COUNTY, TENNESSEE, DATED FEBRUARY 15, 2025 AND RECORDED ON FEBRUARY 20, 2025.

Being also known as 4305 W. Hamilton Rd., Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
12th day of February, 2025.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of February, 2025.

Shayla Francesca Garrison

LaNitra Frederika Garrison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Shayla Francesca Garrison and LaNitra Frederika Garrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of February, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 12. 2025.

Affiant Signature

20th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028