Karen Johnson Davidson County
Batch# 1239464 DEEDQC
02/21/2025 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0012798

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 21 day of August, 2024.

Notary Public

My commission expires: 7-22-25

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The McKenna Family Trust	**New Owner(s)**	**135120B10600CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Suzanne M. McKenna, a single woman** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The McKenna Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot & Unit No. 106, Horizontal Property Regime, Private Element Plat, Nashboro-Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Suzanne M McKenna, a single woman, by Warranty Deed from Edwin Thomas Koehler and wife, Diane Koehler, dated July 31, 2009, of record in Instrument No. 20090810-0075009, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2218 Nashboro Blvd., Nashville TN 37217.**

WITNESS our hands this 20th day of August, 2024.

Suzanne M. McKenna

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Suzanne M. McKenna ,** the within named Grantor, 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, at office, this 20th day of August, 2024.

Notary Public

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Karen Valentin, 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 8/20/24 (date of document).

Karen Valentin
Affiant Signature

2/20/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20 day of Feb, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8-22-28

NOTARY'S SEAL

