Karen Johnson Davidson County
Batch# 1239714 DEEDQC
02/21/2025 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0013181

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

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 Owner:	Send Tax Bills to:	Map & Parcel:
Jenny Carson 4416 Graycroft Ave Nashville, TN 37216	New owner	06102007800

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, **Jenny Duke NKA Jenny Carson, an unmarried person**, by these presents does hereby quitclaim and convey unto, **Jenny Carson, an unmarried person**, 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. 172 on the Plan of Gray-Mar Acres, Section 6, or record in Book 2331, page 43, Register's office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete description thereof.

Being the same property conveyed to Jenny Duke, an unmarried person, by Warranty Deed from Thomas L. Sweeney and wife, Helen Sanders Sweeney, dated June 10, 2013, of record in Instrument No. 20130614-0060959, Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) this years real property taxes a lien not yet due and payable; (b) all matters appearing on the plan of record in Book 2331, page 43, said Register's Office.

Being also known as 4416 Graycroft Ave, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 21st day of February, 2025.

Affiant

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

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of February, 2025.

Jenny Duke NKA Jenny Carson

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

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 **Jenny Duke NKA Jenny Carson**, 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 20th day of February, 2025.

Notary Public

My Commission Expires: 09/07/24

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2025
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 21. 2025.

Affiant Signature

21st day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st 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