QUITCLAIM DEED

Karen Johnson
Batch # 1242802
03/04/2025 10 29 51 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250304-0016075

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES July 12, 2025

(AFFIX SEAL)

KIMBERLY R. SIMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jennifer Gann	**Jennifer Gann**	
(NAME) **4283 Pecan Valley Road**	(NAME) **4283 Pecan Valley Road**	**05600002900**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Nashville, TN 37218**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GranteE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY ANN HERRMAN, JENNIFER GANN F/K/A JENNIFER ROSE HERRMAN, AMANDA BETH SMITH F/K/A AMANDA BETH HERRMAN,** and **ROBERT BRANDON HERRMANN,** hereinafter called the Grantors, by these presents do hereby convey, assign and quitclaim unto **JENNIFER GANN**, hereinafter called the Grantee, her/their heirs, all Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit

Land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, and described as follows

BEGINNING on the Northerly margin of Back Creek Road at a point 1144 feet west from the Southwest corner of the land of Charles Lee Poddock et ux, of record in Book 1734, page 334, said Register's Office, thence leaving said Back Creek Road running Northerly and with the private road leading into Robert Randall, Pecan place or establishment a distance of 240 feet from the North margin of said Back Creek Road, thence Easterly and parallel with said Back Creek Road 243 feet to a concrete marker, thence Northerly 60 feet to a dead line, thence with said dead line 80 feet East to a concrete marker and being the Northeast corner of the tract being described, thence with said Easterly line and Southerly 330 feet to a marker and being on the Northerly margin of said Back Creek Road, thence with the same and Westerly 190 feet to the place of beginning, being 1 3/4 acres more or less, and being a part of the same land conveyed to H. L Randall et ux, by deed of record in Book 1055, page 165, said Register's Office

Being the same property conveyed to M L Randall and wife Shirley Randall, by Warranty Deed from H L Randall and wife Theney Randall of record in Book 4209, Page 465, Register's Office for Davidson County Tennessee, dated October 12, 1967 and recorded on February 05, 1968

The said M L Randall having since died on June 22, 1983, leaving Shirley Randall as surviving tenant by the entirety

The said Shirley Randall having since died

Being the same property bequeathed to Robert Herald Herrman, devisee of Shirley L. Randall, by Last Will and Testament, as shown of record in Docket No 97554 in the Probate Court for Davidson County, Tennesee.

The said Robert Herald Herrman having since died on June 23, 2019

Being the same property bequeathed to Shirley Ann Herrman and Jennifer Rose Gann F/K/A Jennifer Rose Herrman, Robert Brandon Herrman, and Amanda Beth Smith F/K/A Amanda Beth Herrman by Last Will and Testament of record in Insturment No 20190926-0098104 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **4283 Pecan Valley Road, Nashville, TN 37218**

Witness my/our hand(s) this the 4 day of August, 2023

Jennifer Gann

Shirley Ann Herrman

Amanda Beth Smith

Robert Brandon Herrman

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER GANN**, the within named bargainor, 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 and official seal, this the 4 day of August, 2023

Kimberly R Moon
Notary Public
My Commission Expires July 12, 2025

KIMBERLY R MOON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,**SHIRLEY ANN HERRMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4 day of August, 2023

Kimberly R Moon
Notary Public
My Commission Expires July 12, 2025

KIMBERLY R MOON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMANDA BETH SMITH**, the within named bargainor, 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 and official seal, this the 4 day of August, 2023

Kimberly R Moon
Notary Public
My Commission Expires. July 12, 2025

KIMBERLY R. MOON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT BRANDON HERRMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th day of August, 2023

Kimberly R Moon
Notary Public
My Commission Expires July 12, 2025

KIMBERLY R. MOON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

RETURN TO:

Rudy Title & Escrow, LLC

2012 21st Ave S

Nashville, TN 37212