Karen Johnson
Batch # 1247637
03/14/2025 03 43 16 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250314-0019204

Map-Parcel Numbers 130 11 0 109.00

QUITCLAIM DEED

FROM: CLAUDE M. HANBURY

TO: KATHLEEN CRAVEN HANBURY

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Kathleen Craven Hanbury
4507 Beacon Lane
Nashville, TN 37215

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Chancery Court for Williamson County, Tennessee.

KATHLEEN CRAVEN HANBURY

Sworn to and subscribed before me this 13th day of November, 2024.

HAYLI BENEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Comm. Expires: 11/2/26

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Chancery Court for Williamson County, Tennessee, Docket Number 19CV-48731, CLAUDE M. HANBURY has bargained and

sold and by these presents does transfer and quitclaim to KATHLEEN CRAVEN HANBURY, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 of Block S on the Plan of Tyne Meade Section IV, of record in Plat Book 1424, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Claude M. Hanbury and wife, Kathleen Craven Hanbury, by deed from Alexander V. Pritchartt, III and wife, Sarah Kathleen Long, of record at Instrument No. 20200831-0098780, in Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property known as 4507 Beacon Lane, Nashville, TN 37215.

WITNESS my hand this 14 day of October, 2024.

CLAUDE M. HANBURY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named CLAUDE M. HANBURY, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 14 day of October, 2024.

GRACE TOTA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Comm. Expires: 7/21/26

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE