Karen Johnson Davidson County
Batch# 1247871 DEEDQC
03/19/2025 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019498

This Instrument Prepared by Dorothy P. Ewin. 1125 Tulip Grove Road, Hermitage, TN 37076

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Dorothy P. Ewin** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Dorothy P. Ewin, Crystal LaNae Ewin Cannon, Lorita F. Marsh and Loleathia LaAndo Ewin, as joint tenants with rights of survivors,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

A parcel of land being the southwesterly part of Tract No. 9 on the plan of the Isabelle Ewin Property as recorded in Minute Book 4, page 502 and 503, in the office of the Clerk and Master for Davidson County, Tennessee, a copy being attached to the deed of record in Book 5282, page 636, Register's Office for Davidson County, Tennessee, said parcel being situated in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey by John D. McCormick dated March 21, 1990, as follows:

Beginning at a point in the easterly margin of Tulip Grove Road, said point being the northwest corner of the Campbell Property as awarded in Deed Book 3674, page 342, and being the southwest corner of the property herein described; thence, along the easterly margin of Tulip Grove Road, N 2 deg. 30' 08" E a distance of 417.48 feet to a point; thence leaving said road S 73 deg. 59' 05" E a distance of 315.00 feet to a point; thence S 16 deg. 00' 55" W a distance of 202.00 feet to a point; thence S 5 deg. 12' 38" W a distance of 150.00 feet to an iron road in fence corner; thence N 79 deg. 36' 13" W a distance of 343.07 feet; thence N 80 deg. 01' 47" W a distance of 552.48 feet to the point of beginning and containing 5.069 acres more or less.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Book 11252, page 928 in said Register's Office. The said William H. Ewin having since died 01/07/2023, leaving his spouse, Dorothy P. Ewin, as his sole heir at law.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument the 14th day of March, 2025.

Dorothy P. Ewin

Dorothy P. Ewin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said state and county, **Dorothy P. Ewin** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **14th** day of **March, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Lorita F Marsh
AFFIANT

SUBSCRIBED AND SWORN before me this the **14th** day of **March, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

PROPERTY ADDRESS:	**1125 Tulip Grove Road** **Hermitage, TN 37076**
TAX PARCEL NO.:	86-246
PROPERTY OWNER: **and Loleathia LaAndo Ewin**	**Dorothy P. Ewin, Crystal LaNae Ewin Cannon, Lorita F. Marsh**
OWNER'S ADDRESS:	**1125 Tulip Grove Road** **Hermitage, TN 37076**
MAIL TAX BILLS TO:	**Owners at Owner's Address**

Certificate of Authenticity

I, Troy'Nikqua Dismukes, 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 03/14/2025

Troy'Nikqua Dismukes

Date: 03/14/2025

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of March, 2025.

Notary's Signature

My Commission Expires: _____

