THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 042110
PARCEL: 055.00

NEW OWNER'S ADDRESS:
Rachel Marie Self
Patricia Self
Andrew Christian Self
603 Ronnie Road
Madison, TN 37115

Karen Johnson Davidson County
Batch # 1254141 DEEDQC
03/31/2025 12:11:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250331-0024110

SEND TAX BILLS TO:
Bethpage Federal Credit Union
1501 S. Clinton St., Ste. 1400
Baltimore, MD 21224

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, we, Rachel Marie Self, and Patricia Self, Grantor(s), by these presents do hereby quitclaim and convey unto Rachel Marie Self, a single woman and Patricia Self, an unmarried woman and Andrew Christian Self, a married man, as joint tenants with rights of survivorship, Grantee(s), their successors and assigns all of our interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the map of Haven Acres, Section One, of record in Plat Book 2331, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 224.77 feet on the West side of Ronnie Road and runs back between lines 101.15 feet on the South line and 260.16 feet on the North line, to a deadline in the rear measuring 275.33 feet thereon.

Being the same property conveyed to Rachel Marie Self, a single woman and Patricia Self, a married woman, as joint tenants with rights of survivorship by Quitclaim Deed dated 3/5/2025 from Andrew Christian Self, a single man of record in Instrument No. 20250311-0018407, and to Rachel Marie Self, a single woman and Andrew Christian Self, a single man and Patricia Self, a married woman, as joint tenants with rights of survivorship, by Quitclaim Deed dated 7/8/2022 from Rachel Marie Self, a single woman and Andrew Christian Self, a single man of record in Instrument No. 20220803-0088318, and to Rachel Marie Self, a single woman and Andrew Christian Self, a single man, as joint tenants with rights of survivorship by Warranty Deed dated 7/8/2022 from Gregory C. Self, and spouse Patricia Self of record in Instrument No. 20220720-0083128, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 603 Ronnie Road, Madison, TN 37115.

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

IN WITNESS WHEREOF we have hereunto set our hand on the 26 day of March, 2025.

Rachel Marie Self

Rachel Marie Self

Patricia W Self

Patricia Self

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rachel Marie Self and Patricia Self, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2025.

Tammy D. Mellons

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Patricia W Self

Affiant

Sworn and subscribed before me, this the 26th day of March, 2025.

Tammy D. Mellons

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY