QuitClaim Deed

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 2ND day of APRIL, 2025.

NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1255928 DEEDQC
04/03/2025 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250403-0025308

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DOROTHY F. BALLENGER, Ttee 104 Karen Wayne Dr. Old Hickory, TN. 37138	New Owner	053 16 0 / 108.00

FOR AND IN CONSIDERATION OF TEN DOLLARS, ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and In further fulfillment of the terms of the **DOROTHY LOUISE FLEMING BALLENGER, Revocable Living Trust,**

I, DOROTHY F. BALLENGER, Un-married, the GRANTOR herein, by these presents do transfer, **QuitClaim** and convey unto:

THE DOROTHY LOUISE FLEMING BALLENGER, REVOCABLE LIVING TRUST U/A/D April 2, 2025, **DOROTHY LOUISE FLEMING BALLENGER,** Trustee, the GRANTEE herein, its successors, heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the former City of Lakewood in Davidson County, Tennessee being Lot No. 6 on the Plan of Lakewood Heights Addition No.1, as of record in Book 3842, page 37 Register's Office for said County.

Said Lot No. 6 fronts 86.0 feet on the Easterly margin of Karen Wayne Drive and runs back between parallel lines measuring 159.1 feet on the Southerly line and 163.6 feet on the Northerly line to a line in the rear measuring 71.8 feet thereon.

Being all the same property Conveyed to Dorothy F. Ballenger by deed from Timothy F. Ballenger and wife Dorothy F. Ballenger shown of record in Book 5801, page 859, Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2025

This is improved property known as: 104 Karen Wayne Dr. Old Hickory, TN 37138.

Witness my hand this 2ND day of APRIL, 2025.

Dorothy F. Ballenger
DOROTHY F. BALLENGER, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named DOROTHY F. BALLENGER, 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 contained therein.

Witness my hand and official seal at OLD HICKORY, Tennessee this 2ND day of APRIL, 2025.

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

QUITCLAIM DEED

From:
DOROTHY F. BALLENGER
Unmarried

To:
THE DOROTHY LOUISE FLEMING BALLENGER, REVOCABLE LIVING TRUST
Under Agreement Dated April 2, 2025

Property:
104 Karen Wayne Dr.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory TN. 37138
(615) 847-2000
Johnny@LJELAW.com

202504030025308

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 April 2 2025.

Leroy Johnston Ellis, IV, Affiant

April 2, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 2 day of April, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com