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

MAP 018160
PARCEL 159 00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
Ann W King
112 Old Brick Church Pike
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1257182 DEEDQC
04/07/2025 02 52 36 PM 2 pgs
Fees $12 00 Taxes $0 00

20250407-0026271

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, I, Tiffany Eden-Miller, married, Grantor, by these presents do hereby quitclaim and convey unto Ann W King, unmarried, Grantee, her successors and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, in the City of Goodlettsville, Tennessee, described as follows, to-wit:

Tract 1: Being a portion of Lot No. 4 on the Plan of Wilhoite-Young, Commercial Subdivision as of record in Plat Book 5200, Page 198, R.O.D.C., Tennessee, and described according to a survey by R.L. Montoya-Land Surveying as follows:

Beginning at a concrete monument in the South margin of Old Brick Church Pike, said point being the Northwest corner of Lot No. 1 on the Plan of Thornton Place as of record in Plat Book 5190, Page 193, Register's Office for said County, thence, leaving said South margin along the West line of said Lot No. 1 South 18 degrees 42 minutes 50 seconds East 87.24 feet to an iron pin, this being the beginning point of this described tract; thence, along the South line of said Lot No. 1 as follows: South 84 degrees 16 minutes 18 seconds East 43.62 feet to an iron pin, thence, South 14 degrees 06 minutes 41 seconds East 19.50 feet to an iron pin; thence, along the South and West line of this tract as follows: North 84 degrees 06 minutes 48 seconds West 39.12 feet to a point; thence, North 18 degrees 42 minutes 50 seconds West 28.80 feet to the point of beginning. The above described property now being a part of the Revised Plan of Thornton Place of record in Plat Book 5190, Page 402, Register's Office for Davidson County, Tennessee.

Tract 2: Beginning at a point in the center of McClure St. (Brick Church Pike) and the N.W. corner of the property conveyed to Tony Sudekum by Helen S. Draper, running Southerly with Sudekum's West line 150 feet; thence Westerly about 72 1/2 feet to Mrs. Kimmel's East boundary line; thence Northerly with her line 145 feet to the center of Brick Church Pike; thence East 95 1/2 feet to the beginning.

Being the same property conveyed to Tiffany Eden-Miller by Warranty Deed dated 5/17/2013 from Ann W. King and husband, Dan King of record in Instrument No. 20130522-0051608, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 112 Old Brick Church Pike, Goodlettsville, TN 37072.

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

This property was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C A 26-2-307 or other similar statutes

IN WITNESS WHEREOF I have hereunto set my hand on the 30 day of April, 2025.

Tiffany Eden-Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tiffany Eden-Miller, 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 30 day of April, 2025.

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.

Affiant

Sworn and subscribed before me, this the 30 day of April, 2025

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY