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

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
Jasmine Davis
7470 Wilkinson Rd.
Joelton, TN 37080

MAP. 015-00-0
PARCEL 087 00 & 087 01

Karen Johnson Davidson County
Batch # 1265613 DEEDQC
04/29/2025 10 26 36 AM 2 pgs
Fees $12 00 Taxes $0 00

20250429-0032863

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, Jasmine Biddick, nka Jasmine Davis Grantor, by these presents do hereby quitclaim and convey unto Jasmine Davis, a married woman, Grantee, her successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land situated in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Tract 1: Being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris, et al Lands, as of record in Plan Book 2, Page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, dated October 13, 1960, as follows:

Beginning at a point in Wilkinson Road, said point being the Northwest corner of a tract of land conveyed to Gerald D. Officer and wife, by Deed of record in Book 3402, Page 240, Register's Office for said county; Thence with said Wilkinson Road, North 40 degrees East 202 feet to a point; thence South 67 degrees 30 minutes East 365 feet to a point; thence South 30 degrees West 202 feet to a point; thence North 67 degrees 30 minutes West 400 feet to the point of beginning.

and

Tract 2: Being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris, et al Lands, as of record in Plan Book 2, Page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, dated October 13, 1960, as follows:

Beginning at a point in Wilkinson Road, the Southwest corner of this tract and the Northwest corner of a tract conveyed to Ben A. Overton, Jr., and wife, by Deed of record in Book 3256, Page 104, Register's Office for said County, thence with Overton's Northerly line, South 67 degrees East 373 feet to a point, thence North 34 degrees 30 minutes East 175 feet to a point; thence North 67 degrees 30 minutes West 404 feet to a point in Wilkinson Road; thence with said road, South 26 degrees 30 minutes West 297 feet to a point and South 14 degrees 45 minutes West 38 feet to the point of beginning.

Being the same property conveyed to Jasmine Biddick, single woman by Warranty Deed dated 04/19/2019 from Hokyun Galvin, a single woman of record in Instrument Number 20190422-0036854, Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit of record in Instrument Number 20201215-0147656 to include missing map/parcel.

This is (X) improved ( ) unimproved property known as: 7470 Wilkinson Rd., Joelton, TN 37080

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

IN WITNESS WHEREOF I have hereunto set my hand on the 24 day of April, 2025.

Jasmine Biddick, nka Jasmine Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jasmine Biddick, nka Jasmine Davis, 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 24th 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 24th day of April, 2025

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY