This Instrument Prepared by:
Jim Terry, Attorney at Law
P. O. Box 31
Andersonville, TN 37705

Karen Johnson
Batch # 1265723
04/29/2025 12 36 22 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250429-0033002

QUITCLAIM DEED

This conveyance made and entered on the date entered in the notary provision last executed by the Grantor and appearing at the foot of this instrument, by and between **KIMBERLY DARLENE TOMLIN** (hereafter referred to as "**Grantor**"), and **HEATHER D. HOWARD LEWALLEN** (hereafter referred to as **"Grantee"**)

WITNESSETH:

That for and in consideration of the sum of One ($1 00) Dollar cash in hand paid by the Grantee, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the Grantor does hereby remise, release, and forever quitclaims unto Grantee, her heirs, successors and assigns, all right, title, interest and claim in and to a certain tract or parcel of land situate in Davidson County, Tennessee, and improvements and appurtenances thereto, and more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 55 on the plan of STARDUST ACRES of record in Book 1424, Page 92, of the Register's Office of Davidson County, Tennessee, and more particular described as follows:

Said Lot No. 55 fronts 60 feet on the northerly side of Mars Drive and runs back between parallel lines 170 feet to a dead line.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE.

DERIVATION OF TITLE: Being part of the same property conveyed to Kimberly Darlene Tomlin from Lera O. Tomlin by Warranty Deed dated August 16, 2018 and recorded on August 17, 2018 as Instrument No. 20180817-0081547 in the Register's Office for Blount County, Tennessee.

TAX ASSESSMENT DATA: 12002012300

THIS DEED WAS PREPARED ACCORDING TO THE DESCRIPTION FROM THE RECORD AND/OR FROM THE DIRECTIONS, METES AND BOUNDS DESCRIPTION, AND OTHER INFORMATION PROVIDED BY THE GRANTOR AND GRANTEE NAMED IN THIS DEED AND THE PREPARER OF THIS DEED MAKES NO REPRESENTATION OF ANY KIND AS TO THE ACCURACY OF THE DESCRIPTION.

FURTHER, this instrument was prepared by Jim Terry, Attorney at Law, without an examination of title unless provided in and certified by a separate document, in which case such title opinion, if any, may only be relied upon by the person(s) or entity to whom it is expressly certified, and is not to be relied upon by any other persons or entitled for any reasons or purposes whatsoever; further, the preparer of this instrument makes no representations of any kind to any person or entity as to the status or quality of title, or as to any restrictions, physical or legal encroachments, zoning, fitness or any particular use, the accuracy of the description, the legal disability or competency of any party to this instrument, lawful access to or easement for the above-described property, or as to any other matters connected with said property. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences connected herewith, and any affected party hereto is advised, prior to closing, to seek the advice of a competent tax attorney or a certified public accountant with respect thereto. The preparer of this instrument has not acted as a settlement or closing agent with respect to this transaction unless same is documented by all customary settlement documents and closing statements, or as may be required in conformity with the law, and as applicable and signed and fully executed by all necessary parties to such transaction.

WITNESS THE SIGNATURE of the Grantor on the date entered in the notary provisions appearing below.

Kimberly Darlene Tomlin

Kimberly Darlene Tomlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

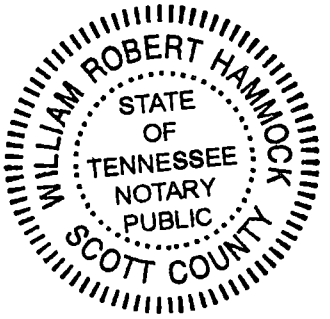
Before me, the undersigned notary public in and for said county and state, appeared **Kimberly Darlene Tomlin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing quitclaim deed for the purposes therein contained.

Witness my hand at office this 18 day of March 2025.

William Robert Hammock

Notary Public

My commission expires 3-24-2027



CONSIDERATION STATEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer is $ -0- .

Affiant William Robert Hammock

Subscribed and sworn to before me this 18 day of March, 2025.

Notary Public

My commission expires 3-24-2027

WILLIAM ROBERT HAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
SCOTT COUNTY

NAME/ADDRESS OF PROPERTY OWNER / SEND TAX BILL TO:

Heather D. Howard Lewallen
3725 Buffalo Rd.
Oneida, TN 37841

TAX ASSESSMENT DATA (Pursuant T.C.A. 66-24-122):

Tax Map/Parcel: 12002012300