Karen Johnson Davidson County
Batch # 1266046 DEEDQC
04/30/2025 02:09:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250430-0033432

This Instrument Prepared By and Return to:

Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Capitol View, Suite 600
500 11th Avenue North
Nashville, TN 37203
(615) 244-2770

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Hyram Kenneth Branum 368 Huntington Ridge Dr. Nashville, TN 37211	New Owner	161-11-0A-026.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) I, Janet Kay Ridley (the "Grantor"), do hereby quitclaim and convey unto Hyram Kenneth Branum (the "Grantee"), his heirs and assigns, all of my right, title, and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 26, for Huntington Ridge Townhouse Condominiums, a Horizontal Property Regime, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687 and amended in Book 4889, page 905, and as shown on plat of record in Plat Book 4675, page 9 and revised in Book 9700, page 846, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Janet Kay Ridley by Warranty Deed from Clarissa Dufresne, unmarried of record at Instrument No. 20201203-0140448, Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded December 3, 2020.

This is improved property located at 368 Huntington Ridge Dr., Nashville, Tennessee 37211.

IN WITNESS THEREOF, the Grantor has caused this instrument to be executed on this 25th day of April 2025.

Janet Kay Ridley
Janet Kay Ridley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace Croom, a Notary Public of said County, Janet Kay Ridley, with whom I am personally acquainted and who acknowledged that she executed this Quitclaim Deed for the purposes therein contained and who further acknowledged that she executed this Quitclaim Deed as her free act and deed.

WITNESS my hand, at office, this 25th day of April 2025.

Candace Croom
NOTARY PUBLIC

My Commission Expires:

1-30-2027

CANDACE CROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-30-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Hyram Kenneth Branum

Personally appeared before me, Candace Croom, a Notary Public of said County, Hyram Kenneth Branum, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April 2025.

Candace Croom
NOTARY PUBLIC

My Commission Expires:

1-30-2027

CANDACE CROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-30-2027