Name and Address of New Owner:
Dennis Justin Lindsey
802 Ronald Drive
Franklin, TN 37064

Send Tax Bills To:
Dennis Justin Lindsey
802 Ronald Drive
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1267660 DEEDQC
05/02/2025 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250502-0034121

This Instrument Prepared By:

Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027

Map & Parcel No: 172-08-0-060.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Katherine Marie Lindsey, a single woman,** "the Grantor," conveys and quitclaims unto **Dennis Justin Lindsey, a single man,** "the Grantee," all her interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Forrest Acres Estate, Section 2, as shown on plat of record in Book 4175, Page 128, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Katherine Marie Lindsey, a married woman by Warranty Deed from Joyce Y. Ausenbaugh of record in Instrument No. 20190801-0076033 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 01, 2019.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of April, 2025.

Katherine Marie Lindsey
Katherine Marie Lindsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2025, before me personally appeared Katherine Marie Lindsey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2025.

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/17/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of April, 2025.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the 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 29th 2025.

Affiant Signature – Joshua A. Terry

May 2nd 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on May 2nd 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27