Karen Johnson Davidson County
Batch # 1271017 DEEDQC
05/09/2025 09:17:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250509-0036405

This Instrument Prepared By:

Christopher E. Hugan, Atty.
810 Dominican Drive
Nashville, Tennessee 37228
615.669.7299

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Scott M. Abbott 636 Cheryl Avenue Madison, TN 37115	Scott M. Abbott 636 Cheryl Avenue Madison, TN 37115	052-02-0-137.00

This **QUITCLAIM DEED** is made by **Vincent Michael Abbott**, of 411 Hamblen Drive, Madison, Tennessee ["Grantor"], to **Scott M. Abbott**, of 636 Cheryl Avenue, Madison, Tennessee ["Grantee"].

Grantor, in consideration of $1 paid by Grantee, the sufficiency of which is acknowledged, grants all of his interest to Grantee in real property in Davidson County, Tennessee, and described as:

> Land in Davidson County, Tennessee, being Lot No. 33 and the west one-half of Lot 32 of Block "B", revised map of Rainbow Terrace Subdivision, as of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of Lot adjoin and front together 75 feet on Cheryl Avenue and run back between parallel lines 145 feet to a dead line.
>
> Being the same property conveyed to Scott M. Abbott and Vincent Michael Abbott, from Scott M. Abbott, by deed dated November 30, 2023, of record as Instrument No. 20231130-0092472, Register's Office for Davidson County, Tennessee.
>
> This property is known as 636 Cheryl Avenue, Madison, Davidson County, Tennessee.

together with all the estate and rights of Grantor in this property.

This conveyance is subject to all matters in the Plan of Record in Plat Book 1130, page 85, Register's Office of Davidson County, Tennessee, and all other easements, restrictions, or encumbrances of record in the Register's Office for Davidson County, Tennessee.

Vincent Michael Abbott

Vincent Michael Abbott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, **VINCENT MICHAEL ABBOTT**, who is either personally known to me or who has presented satisfactory proof of his identity, and who acknowledged he executed this instrument for the purposes stated therein.

Witness my hand, at office, this 7TH day of MAY, 2025.

My Commission Expires: 3-9-27

Christy E. Hugan
Notary Public

THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS $0.

Scott M. Abbott
SCOTT M. ABBOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this 7TH day of MAY, 2025.

My Commission Expires: 3-9-27

Christy E. Hugan
Notary Public