Karen Johnson Davidson County
Batch# 1276106 DEEDQC
05/21/2025 01:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250521-0040083

QUITCLAIM DEED

Address of New Owner:
Jackie Charlton
3238 Smith Springs Road
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
149-08-0 024.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

PAMELA DeANNE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transaction is
$ -0-
x
affiant
Subscribed and sworn to before me, this the 15th day of May, 2025

Pamela DeAnne Beard
Notary Public
Commission Expires: June 20, 2027

We, Robert Charlton, Troy Charlton, Jason Charlton and Shannon Goolsby do hereby quitclaim to Jackie Charlton, **his** Heirs and Assigns, all our rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bell Road Office Complex, as of record in Plat Book 6200, Page 487, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Margaret Ann Charlton by deed of record at Instrument No. 20190611-0055822, said Register's Office. The said Margaret Ann Charlton having since died. Margaret Ann Charlton owns a 1/2 interest. The remaining 1/2 interest is conveyed to Jackie Charlton of record at Instrument No. 20110223-0015043, said Register's Office.

This is improved property known as: 467 Bell Road, Nashville, TN 37217

Witness my hand this the 15th day of May, 2025.

Robert Charlton

Troy Charlton

Jason Charlton

Shannon Goolsby

PAMELA DeANNE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Charlton, Troy Charlton, Jason Charlton and Shannon Goolsby with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official this 15th day of May, 2025.

Pamela DeAnne Beard
Notary Public

Commission expires: June 20, 2027

I, Kelsie Holloway 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 5/15/2025 (date of document).

Kelsie Holloway

Affiant Signature

5/21/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of May, 2025.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY