Karen Johnson Davidson County
Batch# 1278657 DEEDQC
05/29/2025 10:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250529-0042089

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| The Vance Trust<br>5750 Craft Rd.<br>Joelton, TN 37080 | SAME | 029-00-0-134.00 |

# QUITCLAIM DEED

THIS INDENTURE made and entered into on this 28th day of May, 2025, between **Leslie J. Vance and Bette M. Vance** (collectively,"Grantor"), and **Leslie J. Vance and Bette M. Vance, Trustees, or their successors in interest, of the Vance Trust dated September 4, 2003, and any amendments thereto** (collectively "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Beginning at an iron pin in west margin of Craft Road 200 feet South of the South margin of Graves Point Road, thence with the margin of Craft Road South 13 W 199 feet to a railroad spike, thence leaving said road, S 83-30 E partly along an old fence 109 ft to an iron pin, thence N 13 E,199 ft to a point which is 200 ft South from Grays Point Rd thence N 83-30 W 109 ft to the point of beginning.

Being the same property conveyed to Leslie J. Vance and Bette M. Vance by Warranty Deed dated May 28, 2025 from Sonya A. Carver, of record in Instrument No. 20250529-0041999, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **5750 Craft Rd., Joelton, TN 37080**

**THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.**

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Leslie J. Vance (L.S.)
**Leslie J. Vance**

Bette M. Vance (L.S.)
**Bette M. Vance**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Leslie J. Vance and Bette M. Vance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 28th day of May, 2025.

Notary Public
My Commission Expires: 5/9/26

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 28th day of May, 2025.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**TRUE COPY CERTIFICATION**

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 28, 2025

May 28, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

**State of Tennessee** )
**County of Davidson** )

Sworn and subscribed before me on this 28 day of May, 2025.

Notary Public:

My Commission Expires: 7.6.26