This Instrument Prepared By and
When Recorded Please Return to:

John C Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson
Batch # 1281918
06/06/2025 09 12 59 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250606-0044567

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Doris J. Gwin 204 Meadow Ln Portland, TN 37148	NEW OWNER	026060A/01600CO

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, **Doris J. Gwin, heir at law of Jack Wright,** "the Grantor," conveys and quitclaims unto **Doris J. Gwin, married** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 16 ON THE PLAN OF TOWNHOMES AT WINDSOR, OF RECORD IN PLAT BOOK 8250, PAGE 995 AND AMENDED IN INSTRUMENT NO 20010813-0086903, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF

Being the same property conveyed to Jack Wright, a single man, by Warranty Deed from Jeffrey K. Hitchcock and Daniel R. Hitchcock, on January 23, 2023, and recorded on January 24, 2023, in Instrument No 20230124-0005544, in the Register's Office for Davidson County, Tennessee

The said Jack Wright died on or about January 27, 2025, leaving Doris J. Gwin as his heir at law Reference is made to that certain Affidavit of Heirship recorded in Instrument No. 20250606-0044566.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTORS, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16th day of

May, 2025

(SEAL)
Doris J Gwin
Heir at Law of Jack Wright

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said State and County, Doris J. Gwin, heir at law of Jack Wright, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and official seal this 16th day of May, 2025

Notary Public
My commission expires December 1, 2027

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is **$0.00**

(Affiant)

Notary Public My commission expires 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER