QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1289047 DEEDQC
06/24/2025 08 28 46 AM 2 pgs
Fees $12 00 Taxes $0 00

20250624-0049361

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-19-27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties hereto

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary Jane Dewey, Trustee of the Mary Jane Dewey Revocable Trust	New Owner	61-8-163 00
(NAME)	(NAME)	
806 Fairoaks Dr		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0 00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mary Jane Dewey, ("Grantor")**, does hereby release, quit claim and convey unto **Mary Jane Dewey, Trustee of the Mary Jane Dewey Revocable Trust U/A dated June 5, 2025, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT. BEING THE EASTERLY HALF OF LOT NO 1 AND ALL OF LOT NO 2 OF BLOCK "E" ON THE PLAN OF JACKSON PARK, SECTION 2, AS OF RECORD IN BOOK 843, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY SAID PART OF LOT NO 1 AND ALL OF LOT NO 2 FRONT TOGETHER 90 FEET ON THE SOUTHERLY SIDE OF WINDING WAY AND RUN BACK 147 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 152 FEET 3 INCHES ON THE EASTERLY LINE, TO A DEAD LINE, MEASURING 87 FEET THEREON

BEING THE SAME PROPERTY CONVEYED TO MARY JANE DEWEY, UNMARRIED, BY WARRANTY DEED FROM CHARLES B NUNN, A SINGLE MAN, RECORDED ON JUNE 25, 2008 IN INSTRUMENT NO. 20080625-0065324, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 843, PAGE 21, BOOK 1315, PAGE 365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Improved property known as 1136 Winding Way, Nashville, TN 37216

The legal description contained herein is the same as that contained in the previous deed of record

WITNESS MY HAND this 5th day of June, 2025

Mary Jane Dewey

Mary Jane Dewey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5 day of June, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Jane Dewey**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed

Ruffin Craig

Notary Public

Commission expires 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON