Karen Johnson Davidson County
Batch# 1297537 DEEDQC
07/14/2025 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250714-0055333

QUITCLAIM DEED

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

LL-SL-25-953

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 10 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Lewis	**New Owner**	
(NAME)	(NAME)	
798 Berry Rd., Suite 40883,		**043-16-0-171.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THUY GAINES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SEAN LEWIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **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 Lot No. 102 on the Plan of Arrowhead Estates, Section II, a Plan which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 60 feet on the northerly margin of Mallow Drive and extends back 134.57 feet on the easterly line and 129.26 feet on the westerly line to a dead line in the rear measuring 80.79 feet thereon.

Being the same property conveyed to Fred W. Massie and wife, Minh S. Massie by Warranty Deed from Jack Driver and Sons, Inc of record in Book 5433, page 965, Register's Office for Davidson County, Tennessee, dated May 05, 1979 and recorded on May 10, 1979.

Minh S. Massie died on or about November 20, 1998, leaving Fred W. Massie as the surviving tenant by the entirety.

Subsequently, Fred W. Massie died intestate on September 7, 2022 leaving subject property to his heirs at law, Van Terrance Massie, Mildred Catherine Rhoades and Thuy Gaines, pursuant to Affidavits of Heirship being recorded simultaneously herewith in Instrument Number 20250714-0055253 and 20250714-0055269, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **953 Mallow Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 10 day of July, 2025.

Thuy Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THUY GAINES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 of July, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, 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 7/11/25 (date of document).

Affiant Signature

Date 7/11/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5.16.25

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY