Karen Johnson Davidson County
Batch # 1310947 DEEDQC
08/15/2025 10:58:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250815-0065155

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
229 West Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Sandra McDowell
704 Jaywood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

MAP/PARCCEL NO:
Map&Parcel:063160B 048.00

FOR AND IN CONSIDERATION of the sum of Zero and No/Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Sandra S. McDowell and Brady Crews (hereinafter referred to as "Grantors") do hereby assign, transfer, convey, and quitclaim to Sandra S. McDowell (hereinafter referred to as "Grantee"), all our interest in all rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

BEING Lot No. 82 on the plan of Hampton Park (formerly Chitwood Downs- a Planned Unit Development), of record in Plat book 6900, Page 550-552 and corrected in Plat Book 7462, Page 445, Plat Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jean T. Eldridge, a married person, by Warranty Deed from Henry Jernigan and wife, Elizabeth Jernigan, dated January 22, 2008, and of record in Instrument No. 20080219-0015839, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sandra S. McDowell, by Warranty Deed from Norman L. Eldridge and wife, Jean T. Eldridge, dated September 20, 2016 and record in Instrument No. 20160922-0099853, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The McDowell Trust dated June 7, 2011 from Sandra S. McDowell, unmarried, dated January 11, 2017 and recorded in Instrument No. 20170113-0004310, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brady Crews and Sandra S. McDowell by Quitclaim Deed from The McDowell Trust, dated April 12, 2018 and recorded on May 17, 2018 in Instrument Number 20180517-0047385, and as corrected by Correction Deed in Instrument Number 20180517-0047385, of the Register's Office for Davidson County, Tennessee.

****The purpose of this Quitclaim Deed is to terminate any life estate interest and to transfer all interest in all rights, title, and interest solely to Sandra S. McDowell.**

This is improved property located at 704 Jaywood Drive, Old Hickory, TN 37138.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLEY FROM INFROMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCRUATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Sandra S. McDowell
SANDRA S. MCDOWELL, Grantor

BRADY CREWS, Grantor

Sandra S. McDowell
SANDRA S. MCDOWELL, Grantee

STATE OF TENNESSEE)
COUNTY OF WILSON)

We hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration of this conveyance, per T.C.A. 67-4-409(a)(C)(vi) is $0.

SANDRA S. MCDOWELL, Grantor

BRADY CREWS, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Witness my hand and official seal this 14th day of August 2025.

TRAVENIA A. HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2-26-2029

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra S. McDowell, Grantor and Grantee, 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 14th day of August 2025.

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Travenia A. Holden
NOTARY PUBLIC
My Commission Expires: 2-26-2029

I hereby swear or affirms that the actual consideration given for this transfer is $0.00

Sandra McDowell
AFFIANT

Sworn to and subscribed to before me this 14th day of August 2025.

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Travenia A. Holden
NOTARY PUBLIC
My Commission Expires: 2-26-2029