Karen Johnson Davidson County
Batch# 1318849 DEEDQC
09/05/2025 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250905-0070938

This instrument prepared by Reginald Harrion, Esq., for Smolar Andriko Law Group, 200 Fleet Street, Suite 6100, Pittsburgh, PA 15220 (Main Office), Tennessee Bar ID: 040700

Record and Return to: America's Title Corporation, 200 E Big Beaver Road, Troy, MI 48083

Order Number: 131-MI-25-7914

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **KENNETH D. WILLIAMS** and **REBECCA A. WILLIAMS,** husband and wife, for Ten Dollars and Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **KENNETH D. WILLIAMS** and **REBECCA A. WILLIAMS,** husband and wife and **DOROTHY CLINDARD,** a single woman, as joint tenants with right of survivorship, whose address is 405 West Due West Avenue, Madison, TN 37115, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 ON THE PLAN OF OAKLAND ACRES, SECTION VII, OF RECORD IN PLAT BOOK 2663, PAGE 108, REGISTER' OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 051-07-0-073
Street address of property: 405 West Due West Avenue, Madison, TN 37115

PCL131-MI-25-7914DQTC01010103

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Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20151103-0112002 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Kenneth D. Williams, Rebecca A. Williams and Dorothy Clindard, 405 West Due West Avenue, Madison, TN 37115

Signed this 25 day of August, 20 25,

Signature(s) of Grantor(s):

Kenneth D. Williams

Rebecca A. Williams

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 25 day of August, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Kenneth D. Williams** and **Rebecca A. Williams**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL131-MI-25-7914DQTC01010203

OATH OF CONSIDERATION

I or we, Kenneth D. Williams, Rebecca A. Williams and Dorothy Clindard, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and Zero Cents ($0.00).

Signed this 25 day of August, 2025.

Signatures of Affiant(s):

Kenneth D. Williams

Rebecca A. Williams

Dorothy Clindard

Sworn and subscribed before me this 25 day of August, 2025.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

PCL131-MI-25-7914DQTC01010303

Tennessee Certification of Electronic Document

I, Tristine Tran, 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 **08/25/25** (date of document).

August 29, 2025
Affiant Signature

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 29 day of August 2025.

Notary's Signature

Notary Public State of Florida
Elaine Michele Stanley
My Commission
HH 256192
Exp. 4/21/2026

04/21/2026
My Commission expires

NOTARY'S SEAL