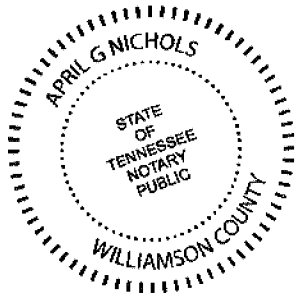
Quitclaim Deed

2025-52



State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 12th day of September, 2025.

Notary Public
My Commission Expires: 7-6-2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Kenneth Lynn and Janice Lynn 1028 Dorset Drive Hendersonville, TN 37075	NEW OWNER	075 12 0A 101.00

KNOW ALL MEN BY THESE PRESENTS that **Barbara Patricia Clay, a single woma**n, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Kenneth Lynn and Janice Lynn, joint tenants with right of survivorship**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Three Phase I Greer Meadows at Cedar Creek Residential P.U.D. of record in Plat at Instrument No. 20010920-0101748, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Patricia Clay, a single woman by Warranty Deed from Robert F. Madden, married, by John Gleaves, Attorney In Fact, dated July 29, 2016 and recorded on August 03, 2016 of recorded in Instrument No. 20160803-0079979, in the Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 408 Scotts Creek Trail, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

Karen Johnson Davidson County
Batch# 1323449 DEEDQC
09/17/2025 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250917-0074308

Witness my/our hand(s) this 12th day of September, 205.

Barbara Patricia Clay

Barbara Patricia Clay

State of Tennessee
County of Davidson

Personally appeared before me, Breanna Simmons a Notary Public in and for said County and State, the within named Barbara Patricia Clay, the bargainor(s), 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 12th day of September, 2025.

Breanna Simmons

Notary Public
My Commission Expires: 5/8/29

BREANNA SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Tennessee Certification of Electronic Document

I, April G Nichols 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 9.12.2025 (date of document).

Affiant Signature

September 12, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

