Prepared By:
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Karen Johnson
Batch # 1324330
09/19/2025 11:28:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250919-0075056

QUITCLAIM DEED

For the consideration of the sum of $10.00, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marshall Powell Ledbetter, III and wife, Kimberly W. Ledbetter,** Grantor, which expression shall include heirs, assigns and personal representatives, conveys and quitclaims unto **Kimberly Winnett Ledbetter,** Grantee, which expression shall include heirs, assigns and personal representatives, all of their right, title and interest in and to the following described property:

Land in Davidson County, Tennessee, being Lot 121, Section 1, Kemper Heights (erroneously referred to as Kenner Heights in deeds of acquisition), as shown on plat of record in Plat Book 2331, Page 65 and 66, in the Register's Office of Davidson County, Tennessee. Said Lot No. 121 fronts 185.0 feet on the northwesterly side of Westchester Drive, and extends back 287.4 feet on the northeasterly line and 205.3 feet on the southeasterly line, to an irregular line in the rear on which it measures 202. 7 feet.

Being the same property conveyed to Marshall Powell Ledbetter, III and wife, Kimberly W. Ledbetter, by deed of record at Instrument 20131220-0128622, in the Register's Office of Davidson County, Tennessee.

Tax Map 041120, Parcel 113.00.

Property Address: 1040 Westchester Drive
Madison, TN 37115

Description same as prior deed.

In Witness Whereof, this conveyance has been executed on the 10th day of September, 2025.

Marshall Powell Ledbetter, III

Kimberly W. Ledbetter

State of Tennessee
County of Maury

Personally appeared before me, the undersigned, Marshall Powell Ledbetter, III and Kimberly W. Ledbetter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2025.

My commission expires:
4/26/27

Notary Public

CHARLES M. MOLDER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

State of Tennessee
County of Maury

I hereby affirm that the actual consideration for this transfer is $0.

Kimberly W. Ledbetter
Affiant

Sworn to and subscribed before me, this 10th day of September, 2025.

My commission expires:
4/26/27

Notary Public

CHARLES M. MOLDER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

New Property Owners:

Kimberly Winnett Ledbetter
111 Brighton Court
Columbia, TN 38401

Person(s) Responsible For Taxes:

Same