Karen Johnson
Batch # 1332372
10/09/2025 01.42 28 PM
Fees $13 00 Taxes $33 20
Davidson County
DEEDQC
2 pgs
20251009-0080859

QUIT CLAIM DEED

Prepared by:

Keni Gray-Timmons
270 Douglas Bend Rd
Gallatin, TN 37066

Send Tax Bills To:
Andru L. Pritchett
1560 Joe Pyron Dr
Madison, TN 372115

KNOW ALL MEN BY THESE PRESENTS:

That I, **Bettye K. Dodson**, a single woman, residing at 531 Amquiwood Ct, Madison, TN 37115 (hereinafter "Grantor"), for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do hereby quit claim, convey and transfer unto **Andru L. Pritchett**, a single man, residing at 1560 Joe Pyron Dr Madison, TN 372115 (hereinafter "Grantee"), all right, title, and interest I may have in and to the following described real estate:

Property Address: 531 Amquiwood Ct, Madison, TN 37115 as shown on the records of the Assessor of Property for Davidson County, TN.
Parcel ID / Tax ID: 042-08-0-101.00
Legal Description:
Being the same property conveyed to Bettye K. Dodson by deed recorded in Record Book 20060914, Page 0113936, in the Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 18B Zone Lot Division of Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60, Heritage Place of record in Plat Book 6250, page 632, amending Plat Book 5200, page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

This conveyance is made subject to any and all existing easements, conditions, restrictions, covenants, and rights-of-way of record, and the deed of trust securing a mortgage with Fifth Third Bank (**Loan No. 471307983**), which remains unpaid and shall not be assumed by Grantee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28 day of July, 2025.

Bettye K. Dodson, Grantor

Bettye K Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bettye K. Dodson**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of July, 2025.

LAVELLE MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

Notary Public
My Commission Expires: January 22, 2029

NOTE: This document must be recorded with the **Register of Deeds for Davidson County, Tennessee** along with the required recording fee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 8,974.08
A. Putchett, Affiant
Subscribed and sworn before me this the
9 Day of October, 2025.
J. Rivera, Deputy Register