AFTER RECORDING RETURN TO:
Mary Ann Gill
2025 Jones Circle
Nashville, TN 37207
File No. 75284695

Karen Johnson Davidson County
Batch# 1343719 DEEDQC
11/12/2025 02:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20251112-0090094

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 071-08-0-124

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 01 day of November, 20 25, by and between **Mary Ann Gill, a single woman,** residing at 2025 Jones Circle, Nashville, TN 37207, **and Catherine Ann Shropshire, a single woman,** residing at 1209 Charlton Drive, Nashville, TN 37013**, as tenants in common with the right of survivorship**, hereinafter referred to as Grantor(s) and **Mary Ann Gill, a single woman,** residing at 2025 Jones Circle, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2025 Jones Circle, Nashville, TN 37207

Being the same property conveyed to Mary Ann Gill, a single woman and Catherine Ann Shropshire, a single woman, tenants in common with the right of survivorship, by deed dated June 10, 2024 of record in Deed Instrument/Case No. 20240612-0044105, in the County Clerk's Office.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mary Ann Gill

Mary Ann Gill

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mary Ann Gill** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 01 day of November, 20 25.

Margaret Y Ellis

Notary Public

My Commission expires: 01/28/2026

The principal(s) personally appeared before me by audio-video communication

Margaret Y Ellis
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Jan. 28, 2026
County of Hamilton

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Catherine Ann Shropshire

Catherine Ann Shropshire

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Catherine Ann Shropshire** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 01 day of November, 20 25.

Margaret Y Ellis

Notary Public

My Commission expires: 01/28/2026

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Margaret Y Ellis
State of Tennessee Notary Public
Online Notary Public
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County of Hamilton

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Mary Ann Gill

Affiant

Print Name: Mary Ann Gill

STATE OF Tennessee
COUNTY OF Hamilton

Subscribed and sworn to before me this 01 day of November, 2025.

Margaret Y Ellis

Notary Public
My Commission Expires: 01/28/2026

The principal(s) personally appeared before me by audio-video communication

Margaret Y Ellis
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Jan. 28, 2026
County of Hamilton

Name and address for person(s) responsible for taxes:

Mary Ann Gill
2025 Jones Circle
Nashville, TN 37207

Name and address of property owner:

Mary Ann Gill
2025 Jones Circle
Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Margaret Y Ellis, 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 11/01/2025 (date of document).

Mary Ann Gill
Affiant Signature

11/01/2025
Date

STATE OF Tennessee
COUNTY OF Hamilton

Subscribed and sworn to before me this 01 day of November, 20 2025.

The principal(s) personally appeared before me by audio-video communication

Margaret Y Ellis
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Jan. 28, 2026
County of Hamilton

Margaret Y Ellis
Notary Public
My Commission Expires: 01/28/2026

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 071-08-0-124

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 161 ON THE MAP OF SECTION ONE, JOYWOOD HEIGHTS, OF RECORD IN BOOK 1130, PAGE 91, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

Commonly known as: 2025 Jones Cir, Nashville, TN 37207-4507

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Mary Ann Gill, a single woman and Catherine Ann Shropshire, a single woman, tenants in common with the right of survivorship, by deed dated June 10, 2024 of record in Deed Instrument/Case No. 20240612-0044105, in the County Clerk's Office.