QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1355779 DEEDQC
12/09/2025 11 11 56 AM 2 pgs
Fees $12 00 Taxes $0 00

20251209-0097851

BG-PPP-25-5108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Laura Anne Reid	**New Owner**	
(NAME)	(NAME)	**021-00-0-226.00**
5108 Rawlings Road,		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA MARIE KILKELLY, A MARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LAURA ANNE REID, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee, being on the North side of the North section of Rawlings Road, formerly North Bernard Road, and being more particular described follows

Beginning at a point in the center of Rawlings Road, formerly North Bernard Road, 250 feet East of Howard Frutiger's in Steimles's (now Potter's) line, thence South 89 deg. East 125 feet to a point in the center of said Road, thence due North 175 feet to a point, thence due West 125 feet to a point, thence due South 175 feet to the point of beginning, containing 1/2 acre, more or less.

Being the same property conveyed to Donna Marie Kilkelly, An Unmarried Woman by Warranty Deed from Virginia A Steadman, An Unmarried Woman of record in Instrument No. 20220601-0063135, Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 01, 2022

The said Donna Marie Kilkelly having since married The subject property has never been the principal marital residence of the Grantor.

Being the same property conveyed to Laura Anne Reid, an unmarried woman by Quitclaim Deed from Donna Marie Kilkelly, a married woman recorded simultaneously herewith in Instrument No _____, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as. **5108 Rawlings Road, Joelton, Tennessee 37080**.

Witness my/our hand(s) this the 5th day of December, 20 25.

Donna M Kilkelly

Donna Marie Kilkelly

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Marie Kilkelly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2025

Notary Public
My Commission Expires. 10/25/2027

(SEAL)

RETURN TO:

Rudy Title and Escrow LLC
2012 21st Ave S
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 12/05/25.

Affiant Signature

December 8, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 8TH day of December, 2025