Karen Johnson Davidson County
Batch# 1357405 DEEDQC
12/12/2025 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251212-0099132

Name and Address of New Owner:
Annie L. Bartlett
1036 Pawnee Trail
Madison, TN 37115

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No:053-00-0-019.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Annie L. Bartlett and Zetha Cecelia Annette Walker,** "the Grantor," convey and quitclaim any interest they have unto **Annie L. Bartlett, a single woman,** "the Grantee," the following described real estate in County, Tennessee:

SEE ATTACHED EXHIBIT "A"

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of December, 2025.

Annie L. Bartlett (SEAL)
Annie L. Bartlett

(SEAL)
Zetha Cecelia Annette Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Annie L. Bartlett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of December, 2025

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Zetha Cecelia Annette Walker** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of December, 2025.

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

EXHIBIT A

BEING LOT NO. 109 ON THE PLAN OF CUMBERLAND STATION AT WILSON CAMP, SECTION FIVE, AS OF RECORD IN INSTRUMENT 200601180006553, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ANNIE L. BARTLETT, SINGLE FEMALE, BY WARRANTY DEED FROM RANDALL PHILLIPS HOMES, LLC, RECORDED ON AUGUST 9, 2006, OF RECORD IN INSTRUMENT NO. 20060809-0097874, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1036 PAWNEE TRAIL, MADISON, TENNESSEE 37115