Karen Johnson Davidson County
Batch# 1386500 DEEDQC
02/27/2026 11:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260227-0015656

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

This document prepared from information furnished by the parties and no title search was performed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

Tommy Quinn
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 26 DAY OF February 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Bonnie Renee Quinn and Tommy William Quinn
212 Nix Drive
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

TAX MAP/PARCEL NO.:
43.10-0-20.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **BONNIE QUINN, Married** by these presents do hereby quitclaim and convey unto **BONNIE RENEE QUINN and TOMMY WILLIAM QUINN, Wife and Husband** all of my right, title and interest in and to the following described parcel of land in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Revised Plan of Tract No. 14 of Anderson Estates not of record, described according to a survey made by Harvey Gee, Surveyor, as follows:

Beginning on the easterly margin of Nix Drive at the northwest corner of the property conveyed to LeRoy Crawford and wife, by deed from J.B. Kenneston and wife, of record in Book 3159, Page 547, Register's Office for said County, also being the corner of Lot No. 27 and 28 on said unrecorded plan; thence with the line between said two lots easterly 175 feet to a point in the western boundary line of Lot No. 4; thence with the line between Lot Nos. 4, 5, and 27 northerly 115 feet to the corner of Lot Nos. 26 and 27, thence with the line between said two lots westerly 275 feet to the easterly margin of Nix Drive; thence with the same southerly 115 feet to the beginning.

Being the same property conveyed to Bonnie Quinn, married, by Warranty Deed from Estate of Dovie Frances Cothern of record in Instrument No. 20040922-0114177, Register's Office for Davidson County, Tennessee.

Bonnie Quinn and Bonnie Renee Quinn are the same person.

THIS IS IMPROVED PROPERTY KNOWN AS: **212 Nix Drive, Madison, TN 37115**

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is subject to taxes for the year 2025 and subsequent years.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 26 day of February 2026.

Bonnie Quinn

BONNIE QUINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BONNIE QUINN**, the herein bargainor(s), 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 26 day of February 2026

Notary Public (SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/6/2026

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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

26 day of February, 2026.

Date: 2/26/2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26 day of February, 2026.

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Theresa C. Richardson

Theresa C. Richardson

My commission expires 05/08/2028.