Karen Johnson Davidson County
Batch # 1402623 DEEDQC
04/07/2026 12:38:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260407-0027918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Apr. 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOANN CRUTHIRDS, JEAN HARDEN, and BRENDA YOUNG	**SAME**	**Map 74-16 Parcel 167**
(NAME) **5002 Bonnaside Drive**	(NAME)	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **JOANN CRUTHIRDS and JEAN HARDEN, both unmarried, as joint tenants with rights of survivorship,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **JOANN CRUTHIRDS and JEAN HARDEN, both unmarried and BRENDA YOUNG, as joint tenants with rights of survivorship**, hereinafter called the Grantees and the Grantees' successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Stones River Estates, Section 1, of record in Plat Book 2900, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joann Cruthirds and Jean Harden, both unmarried, as joint tenants with rights of survivorship, from Lois Charlene Hargis also known as Charlene B. Hargis, Lillian Eunice Petty also known as Eunice B. Petty, Sandra Jean Ciuffo, Nancy Paulette Smith Osborne, Sidney Spencer Osborne, Ruby Mosier, Theodore Eckhardt Griffith, III, Stephen Guy Griffith, Eric Kip Griffith, Donna K. Brown, William (Bill) Griffith and Brenda K. Griffith by Warranty Deed of record in Instrument No. 20061116-0142667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ( )
This is improved (X) property, known as: **5002 Bonnaside Drive, Hermitage, TN 37076.**

Witness our hands, this the 7th day of April, 2026.

JOANN CRUTHIRDS

JEAN HARDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOANN CRUTHIRDS** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 7th day of April, 2026.

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEAN HARDEN** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 7th day of April, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public