Karen Johnson Davidson County
Batch# 1409900 DEEDQC
04/22/2026 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033407

QUITCLAIM DEED

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 20 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-18-2028

WG-QCD-26-2127

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Betty C Terry	Same as new owner	
(NAME) **1140 Idlewild Ct,**	(NAME)	**08103020901**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **TRACY KING F/K/A TRACY HALL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BETTY C TERRY** 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:

Being parts of Lots Nos.38 and 39 on the Map of P. E. Raymond's Subdivisio1 of record in Book 57, page 63, Register's Office for Davidson Countv, Tennessee, and more specifically described as follows:

BEGINNING at a point in the westerly margin of l2th Avenue North, formerly Songster Street, said point being the Northeast l1ne of To 6. 39, 135 feet to a point; thence Southerly and parallel to l2th Avenue North 47 feet to a point in Lot No.38 on said Plan; thence Eastwardly and parallel to the Northerly line of Lot No. 39, 135 feet to a point in the Westerly mar- gin of l2th Avenue North; thence Northwardly 47 feet along the westerly margin of l2th Avenue North 47 feet to the point of beginning.

Being the same property conveyed to **Doris Braden, unmarried**, from **George Gianikas and Joel Garfinkle** by Installment Deed of record in **Book 4952, Page 303**, in the **Register's Office for Davidson County, Tennessee**.

The said **Doris Braden** having since died testate on **August 28, 1998**, her interest in the subject property vested in her two children, **Betty Terry and Tracy Hall**, as devisees under her duly probated **Last Will and Testament** in **Docket No. 98P-1900** in the **Seventh Circuit Court for Davidson County, Tennessee (Probate Division).** Further see affidavit of heirship of record in Book 11341 Page 264 in the Registers 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: **2127 12th Ave North, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 20 day of March, 2026.

Tracy King

Tracy King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY KING, 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 20 day of March 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **3/20/2026** (date of document).

Affiant Signature

Date **3/20/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **20** day of **March**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027