Karen Johnson Davidson County
Batch# 1415363 DEEDQC
05/04/2026 01:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260504-0039691

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 4 day of May, 2026.

Notary Public

My commission expires: 10/24/2028

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number(s)
Timothy N. Vinsant *et ux* Kimberly H. Vinsant	**NEW OWNER**	**06304002000**
1085 Shadowbrook Ln.		
Greenbrier, TN 37073		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Timothy N. Vinsant, married** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Timothy N. Vinsant and wife, Kimberly H. Vinsant,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Clifton Place, Dupontia, Tennessee, of record in Book 2854, page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Keith E. Vinsant and wife, Betty R. Vinsant by Warranty Deed from J.O. Jones and wife, Mary W. Jones dated July 20, 1962, of record in Book 3406, page 31, Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between Keith E. Vinsant and Betty R. Vinsant continued uninterrupted until the death of Keith E. Vinsant on August 17, 1997, leaving Betty R. Vinsant the surviving tenant by the entirety. Betty R. Vinsant died intestate September 13, 2016, leaving Timothy N. Vinsant, the Grantor herein, as her sole heir-at-law, as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 202605040039690, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 115 Clifton Ct., Old Hickory, TN 37138.

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WITNESS my/our hands this 4 day of May, 2026.

Timothy N. Vinsant

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy N. Vinsant,** 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 seal at office on this, the 4 day of May, 2026.

My commission expires: 10/24/2028

NOTARY PUBLIC

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 5/4/2026 (date of document).

Affiant Signature

5/4/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4 day of ~~April~~ May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

