THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Mindy Jean Abshier, Trustee
210 Cherry Street
Madison, TN 37115

Send Tax Bill to:
Owner

Map-Parcel Numbers:
043-13-0-264.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mindy Abshier, An Unmarried Woman** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Mindy Jean Abshier, Trustee of the Mindy Jean Abshier Living Trust dated April 17, 2024, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 210 Cherry Street, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of April, 2024.

Mindy Abshier

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch # 1452008 DEEDQC
07/28/2026 09:20:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260728-0068370

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this 17th day of April, 2024.

My commission expires: 12/3/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Being Lot 36, Plan of Block "C" Map of Crittenden Estates, filed in Plat Book 974, page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mindy Abshier, An Unmarried Woman by Warranty Deed from Jerome Manning and wife, Angela L. Ligon, dated February 26, 2021, of record in Instrument No. 20210312-0033338, said Register's Office for Davidson County, Tennessee.

MJA