Karen Johnson Davidson County
Batch# 1455860 DEEDQC
08/05/2026 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0072016

This instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Stuie 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration for this transfer is $ 0

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Notary public
Commission expires: 11/14/2028

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold Mid-State Title & Escrow, Inc., its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL:**
Sherry C. Oates 816 Kirkwood Ave Nashville, TN 37204	SAME	118-02-0-166.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, **Sherry C. Oates, an unmarried woman, ("Grantor")** by these presents, does hereby quitclaim and convey unto **Sherry C. Oates, an unmarried woman, and Karen Darlene Summers, and unmarried woman, a ½ undivided interest each as joint tenants with right of survivorship ("Grantees"),** their heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described property in **DICKSON** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Kirkwood Heights, Section 3 of record in Plat Book 1130, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 85 feet on northerly side of Kirkwood Avenue, and runs back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Sherry C. Oates by Warranty Deed from Gretchen B. Payne and Joan C. Payne of record in Book 8159, Page 941, Register's Office for Davidson County, Tennessee, dated July 24, 1990 and recorded on July 25, 1990.

Subject to such limitations, restrictions and encumbrances as affect the premises.

WITNESS MY HAND as of the date set forth below.

Grantor:

Sherry C. Oates

Sherry C. Oates

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for said State, **Sherry C. Oates**, the within named Grantors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 3-23-2027

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 7/27, 2026

7/27/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 27TH day of July, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY