Karen Johnson Davidson County
Batch# 629071 DEEDQC
05/05/2021 09:23:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210505-0060024

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 080 08 0 132.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Melissa Noel Biegler, an unmarried woman**, does hereby remise, release and quitclaim unto **James Zimmer-Dauphinee and Catherine Ann Faulkner, husband and wife**, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 346 on the Plan of Section Two, Bordeaux Hills of record in Plat Book 3600, page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to James Zimmr-Dauphinee and Catherine Ann Faulkner, husband and wife, and Melissa Noel Biegler, an unmarried woman, by Warranty Deed from Timothy Eugene Jones, unmarried and Falethia Lewis, unmarried, dated April 28, 2017, and filed at Instrument No. 20170503-0043758, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3215 Holland Lane, Nashville, TN 37218

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 16 day of April, 2021.

Melissa Noel Biegler _____
Melissa Noel Biegler

STATE OF GEORGIA
COUNTY OF Gwinnett

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

Witness my hand and official seal on this the 16th day of April, 2021.

Notary Public
My Commission Expires: 10/1/2024

RONALD J. NUNNALLY
Notary Public, Georgia
Gwinnett County
My Commission Expires
October 1, 2024

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Catherine Faulkner
Affiant

Subscribed and sworn to before me this 27 day of April, 2021.

OLIVIA PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 5-8-2022

Notary Public
My Commission Expires:

****

NEW OWNER(S)
James Zimmer-Dauphinee
Catherine Ann Faulkner
3215 Holland Lane
Nashville, TN 37218

SEND TAX BILL TO:
New Owner