Karen Johnson Davidson County
Batch# 695737 DEEDQC
08/12/2021 09:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210812-0108711

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF August, 2021.

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
Notary Public
MY COMMISSION EXPIRES: March 7, 2025
(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Mia Isabelle Bergmann **Jennifer Hansen** (NAME)	**Mia Isabelle Bergmann** **Jennifer Hansen** (NAME)	**08313031900**
1401 Lillian Street **Nashville, Tennessee 37206** (ADDRESS)	**1401 Lillian Street** **Nashville, Tennessee 37206** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and No Cents ($0.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of August, 2021, the undersigned, **JENNIFER HANSEN, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST**, hereinafter also referred to as the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **MIA ISABELLE BERGMANN, A SINGLE WOMAN**, hereinafter also referred to as the Grantee, a **46.81% INTEREST AS A TENANT IN COMMON**, thereby leaving the Grantor, **JENNIFER HANSEN**, with a **53.19% INTEREST AS A TENANT IN COMMON**, in the following described real estate having an address of **1401 LILLIAN STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 126, Block M, Plan of the Lindsley Home Place, of record in Book 2, Page 92, Chancery Court Clerk's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer Hansen, a married woman, by Warranty Deed from Megan Cheryl Thompson, a single person, of record as Instrument Number 20180824-0084295, Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1401 Lillian Street Nashville, Tennessee 37206.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of August, 2021.

GRANTOR: JENNIFER HANSEN

STATE OF TENNESSEE)
COUNTY OF NASHVILLE)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JENNIFER HANSEN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of August, 2021.

Notary Public

MARCH 7, 2023
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 **08/11/2021** (date of document).

Affiant Signature

08/11/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **11th** day of **August**, **2021**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024