**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 703655 DEEDQC
08/24/2021 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210824-0114195

State of Tennessee }
County of Davidson }

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

Affiant Signature

Subscribed and sworn to before me on this the 10th day of August, 2021.

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Terri Fehrman**
**6128 Bradford Hills Drive**
**Nashville, TN 37211**

**SEND TAX BILLS TO:**
**Terri Fehrman**
**6128 Bradford Hills Drive**
**Nashville, TN 37211**

**MAP AND PARCEL NUMBER: 172120B22800 CO**

# QUITCLAIM DEED

**21NT01864**

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

**John F. Dunphy and wife, Terri Lynne Fehrman**

By these presents do remise, release and **QUITCLAIM** unto

**Terri Lynne Fehrman, a single woman**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

**LAND in Davidson County, Tennessee, being Lot No. 260, on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6; amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property as conveyed to John F. Dunphy and wife, Terri Lynne Fehrman by Warranty Deed from Jose M. Esquivel and wife, Anabel Salazar dated 08/01/2005 recorded 08/05/2005 as Book NA, Page NA, in Document Number 20050805-0092735, Register's Office for Davidson County, Tennessee.**

**This is an improved property commonly known as: 6128 Bradford Hills Dr, Nashville, TN 37211-7900**

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

Witness our hands this 10th day of August, 2021.

**Terri Lynne Fehrman**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Terri Lynne Fehrman** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of August, 2021.

Notary Public

My Commission expires: 7 / 9 / 24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

John Dunphy
**John F. Dunphy**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John F. Dunphy**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of August, 2021.

Notary Public

My Commission expires: 7 / 9 / 24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024



202108240114195

**Tennessee Certification of Electronic Document**

I, Evelin Alexandru, 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 08-10-2021 (date of document).

Affiant Signature

08-23-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024