THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 711063 DEEDQC
09/07/2021 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210907-0119741

Return to: 21NTN58138-R TAX ID: 050 11 0 147.00
Navy Federal Title Services, LLC
21631 Ridgetop Circle, #265
Sterling, VA 20166

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Claudeen Denning 3657 Chesapeake Drive Nashville, TN 37207	New owner	050-11-0-147.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Claudeen C. Bryant NKA Claudeen Denning, married**, by these presents does hereby quitclaim and convey unto, **Claudeen Denning, married**, her successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee:

Lot Number 28, on the plan of Timberwood Estates, Section 3, as of record in Book 6200, Page 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Claudeen C Bryant, unmarried by Cash Deed of record at Instrument No. 200406070067092, dated 06/01/2004 and recorded 06/07/2004, in the Register's Office of Davidson County, Tennessee.

Being also known as 3657 Chesapeake Drive, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
27th day of August, 2021.

Claudeen Denning
Affiant

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
Notary Public

My commission expires:
(Affix Seal)
05-07-2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of August, 2021.

Claudeen Denning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of August, 2021.

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 05-07-2024

Oscar E. Denning, spouse of Claudeen Denning, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Oscar E. Denning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of August, 2021.

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 05-07-2024

True Copy Certification

I, Marcus Burgess, 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 August 27, 2021 (date of document).

Marcus Burgess

Affiant Signature –

Marcus Burgess

DATE: September 1st, 2021

State/Commonwealth of Virginia

County of LOUDOUN

Sworn to and subscribed before me this 1 day of September, 2021.

Notary's Signature

My Commission Expires: 6/30/24

Notary' Seal (if on paper)

Zachary Bruce Shafferman
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7703124
Com. Exp. June 30, 2024