QUITCLAIM DEED

STATE OF Tennessee COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Feb. 14th, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffery C. Green and Wendy M. Green 216 Iris Dr. Hendersonville, TN 37075	Same as New Address	051 15 0A 048.00

KNOW ALL MEN BY THESE PRESENTS that Wendy Ashley, now known as Wendy M. Green, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Jeffery C. Green and Wendy M. Green, husband and wife, hereinafter called **"GRANTEES,"** her successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Unit 48 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, said Register's Office.
>
> Being the same property conveyed to Wendy Ashley by Warranty Deed from Robert E. Towery dated August 9th, 1995 and recorded September 28, 1995, of record in Book 9808, Page 831, Register's Office for Davidson County, Tennessee.
>
> The said Wendy Ashley and Wendy M. Green being one and the same.
>
> This is improved property, known as 420 Walton Lane, Unit J-48, Madison, TN 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 810479 DEEDQC
02/24/2022 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220224-0020783

WITNESS my hand on 8th Feb, 2022.

Wendy M. Green

STATE OF TENNESSEE

COUNTY OF SUMNER

On February 8, 2022, before me personally appeared Wendy M. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on February 8, 2022.

NOTARY PUBLIC

My Commission Expires: 9-25-2024

JON MCGLATHERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Sept. 25, 2024

Certificate of Authenticity

I, John Cobb Rochford, 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 February 8, 2022.

Affiant Signature

February 8, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this February 8, 2022, John Cobb Rochford.

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2024

PATRICIA S HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024