QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Jameika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2022.

Tonya Loftin
Notary Public

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Karen Johnson Davidson County
Batch# 820073 DEEDQC
03/11/2022 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220311-0028337

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Stephanie Nicole Hatcher (Name)	**New Owners**	**086 07 0 034.00**
1109 Jacksons View Rd (Address)		
Hermitage, TN 37076		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Stephanie Nicole Hatcher, a married woman and Kathrine Ann Anders, a married woman** hereinafter referred to as Grantor, hereby quitclaims to **Stephanie Nicole Hatcher, a married woman** their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE "EXHIBIT A" Attached

This is Improved Property commonly known as: 1109 Jacksons View Rd Hermitage, TN 37076

As Pursuant to the Marital Dissolution Agreement by Docket No. 21D804 in the Circuit Court for Davidson County Tennessee

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 24th day of FEBRUARY, 2022.

Stephanie Nicole Hatcher
Stephanie Nicole Hatcher

Kathrine Ann Anders
Kathrine Ann Anders

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephanie Nicole Hatcher, a married woman and Kathrine Ann Anders, a married woman**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 24TH day of FEBRUARY, 2022

NOTARY PUBLIC

My commission expires:

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 73, on the plan of Jackson's Retreat, Phase I, Section II, as shown on plat of record filed in Plat Book 5190, Page 633, and as revised in Book 5972, page 96, the Resubdivision of Lots 72 and 73, Jackson's Retreat, Phase I, Section II, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephanie Nicole Hatcher and Kathrine Ann Anders, both unmarried, as tenants in common with expressed rights of survivorship from John Manly and wife, Erica Manly by Warranty Deed dated November 02, 2012 and recorded on November 05, 2012 in Instrument No. 20121105-0101686, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tonya Loftin, 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 24, 2022**.

Date

Tonya Loftin

Affiant Signature

March 3, 2022

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3rd day of March, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)