Karen Johnson Davidson County
Batch# 833621 DEEDQC
04/01/2022 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220401-0038270

Prepared By and Return To:
The Whelan Law Firm
8 Public Square N
Murfreesboro, TN 37130

This instrument was prepared by
Information furnished by the parties.

[redacted]
of South Carolina
of Greenville

The a consideration of
value w er is greater
$ -0-

Affiant

Subscribed a orn re me, this
22nd day July
2016.

Expires: March 22nd

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Michelle M. DeRanieri	Pinnacle Bank	128160A070.00CO
7104 Still Spring Hollow Drive	200 Commerce Street #300	
Nashville, TN 37221	Nashville, TN 37219	

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00). acas in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MEGHAN DOUGHERTY, has the day bargained and sold and does hereby transfer and conveys unto MICHELLE M. DERANIERI, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 pm the Plan of Section 3 Phase 1 Still Spring Hollow, as record in Plat Book 9700, page 484. Register's Office for Davidson County Tennessee to which plan reference is made for a more complete description.

Being said same property conveyed to Michelle M. DeRanieri, dated November 16, 2007 from Hamid Tolongolzari of record in Instrument No. 200711210136434, Register's Office for Davidson County, Tennessee.

Being said same property convey unto Michelle M. DeRanieri and Meghan Dougherty, unmarried, as joint tenants with right of survivorship, his heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said MICHELLE DERANIERI, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of July 2016.

MEGHAN DOUGHERTY

STATE OF South Carolina
COUNTY OF Greenville

Witness my hand and official seal at Greenville County, South Carolina Personally appeared before me, a Notary Public of said County and State, Meghan Dougherty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.
Commission Expires:
March 22nd, 2021

Notary Public
John L. Couch

Property address:
7104 Still Spring Hollow Drive
Nashville, TN 37221

Owner's Name:
Michelle DeRanieri
7104 Still Spring Hollow Drive
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Pinnacle Bank
200 Commerce Street, #300
Nashville, TN 37219

State of Tennessee

County of Williamson

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

Affiant

Subscribed and sworn before me this 1st day of April, 2022.

Notary Public

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11 19 2025
COUNTY OF WILLIAMSON

My Commission Expires:

Certificate of Authenticity

I, Joshua A. Terry, 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 7/22/2016.

Affiant Signature

4/1/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/1/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON