Karen Johnson Davidson County
Batch# 835926 DEEDQC
04/07/2022 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220407-0040291

RECORD AND RETURN TO:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MARCH, 2022.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Garside & Hunter, PLLC, 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Naomi Regensburg Diane Regensburg 2209 Larimore Dr. Nashville, TN 37214	Same as New Owner	09511005800

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **NAOMI REGENSBURG, a widow,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **NAOMI REGENSBURG, a widow, AND DIANE REGENSBURG, unmarried, as tenants in common with right of survivorship,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

WITNESS OUR HAND, this 29th day of March, 2022.

Naomi Regensburg
NAOMI REGENSBURG

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 NAOMI REGENSBURG, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of March, 2022.

Leslie Garside
Notary Public

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 1/3/23

EXHIBIT A

Being Lot No. 94 on the Map of Cloverdale Subdivision, Section II, and Revision of Lots 21 and 22, Section I, as of record in Book 2133, page 58, Register's Office for said County. Said Lot No. 94 fronts 78 feet on the southwesterly side of Larimore Drive, and runs back between parallel lines, 238.1 feet on the northwesterly line and 254 feet on the southeasterly line, to a dead line in the rear on which it measures 102 feet.

Being the same property conveyed to Ronald Regensburg and wife, Naomi Regensburg, by Warranty Deed from Thomas B. Nixon and wife, Fay Christian Nixon, dated 2/11/1966, and appearing of record at Book 3987, page 478, Register's Office for Davidson County, Tennessee. The said Ronald Regensburg having since died on December 29, 2016, thereby vesting title into Neomi Regensburg as surviving tenant by the entirety.

Certificate of Authenticity

I, Leslie Garside, 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 3/29/2022.

Date

Affiant Signature

3/31/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025