Karen Johnson Davidson County
Batch# 855982 DEEDQC
05/16/2022 11:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220516-0055905

QUITCLAIM DEED

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

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 05/ 6 /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 INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Anne Marie Danko, Trustee 5636 KENDALL DRIVE Nashville, TN 37209-4548	NEW OWNER	10306001000

KNOW ALL MEN BY THESE PRESENTS that Anne Marie Danko, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto Anne Marie Danko, Trustee, or her successors in interest, of the Anne Marie Danko Living Trust dated December 14, 2017, and any amendments thereto, her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee being Part of Lot 10 now shown as Parcel 010 of the Resubdivision of Lots 9 & 10 Brookside Court as shown on Plat of record at Instrument No. 20161114-0119551, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being a part of the same property conveyed to Anne Marie Danko, an unmarried woman by Warranty Deed from Michael H. Tyler and spouse, Tanya G. Rivera-Tyler, recorded on the 2nd day of August, 2013 in Instrument No. 20130802-0080974, in the Register's Office of Davidson County, Tennessee, corrected by Scrivener's Affidavit of record in Instrument No. 20161214-0131329, in the Register's Office of Davidson County, Tennessee, excluding that part of earlier Lot 10 that was conveyed out by Quitclaim Deed of record at Instrument No. 20161219-0133151 as part of a lot line adjustment, the resubdivision plat for which is shown at Instrument No. 20161114-0119551, said Register's Office.

This property is known as 5636 KENDALL DRIVE, Nashville Tennessee 37209-4548.

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

WITNESS our hands on 05/ 6 /2022.

Anne Marie Danko
Anne Marie Danko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/ 6 /2022, before me personally appeared Anne Marie Danko, 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 05/ 6 /2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on May 6, 2022

Signature

State of Tennessee

May 6, 2022

County of Davidson

Personally appeared before me Patricia Hill, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. on May 6, 2022

Notary's Signature

My Commission Expires: 11-6-24

Notary's Seal (If on paper)

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