Karen Johnson Davidson County
Batch# 858423 DEEDQC
05/19/2022 08:44:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220519-0057824

THIS INSTRUMENT PREPARED BY:
Diana Bradford, Esq.
D. Bradford Law
PO Box 140172
Nashville, TN 37214

From information furnished by the parties.

JASMINE WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00 pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, TN, Docket No. 21D-1702.

Andrea Hebert (Christine)
ANDREA CHRISTINE HEBERT
Subscribed and sworn to before me, this 2 day of November, 2021.

Jasmine Williamson
Notary Public

My Commission Expires: 1/8/2024

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCELS NOS.
Andrea Christine Hebert 523 Adamwood Dr. Nashville, TN 37211	SAME AS OWNER	147-10 192.00

I, SAMUEL DENNIS TURNER, do hereby Quitclaim to ANDREA CHRISTINE HEBERT, all right, title and interest in said real property as described below:

Land in Davidson County, Tennessee, Being Lot No. 25 on the Plan of Parkview Estates, Section Two, of record in Plat Book 3700, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Andrea Christine Hebert, unmarried, by Warranty Deed from Carlos Alan Garcia and Joaquin Garcia and wife, Barbara P. Garcia, of record in Instrument 200004040033961, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 523 Adamwood Drive, Nashville, Tennessee 37211.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to declare that the aforementioned real property is the separate property of Andrea Christine Hebert and that Samuel Dennis Turner does not have a marital interest in said property, pursuant to the Final Decree of Divorce, Docket No. 21D-1702 in the Third Circuit Court for Davidson County, Tennessee, and Tennessee Code Annotated § 36-4-121

GRANTOR AND GRANTEE acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been performed and Attorney Diana Bradford and D. Bradford Law shall have no liability for the status of the title to the property or the accuracy of such information.

Witness my hand on this day 2 of November, 2021:

SAMUEL DENNIS TURNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SAMUEL DENNIS TURNER personally appeared before me, a Notary Public in and for said County and State, on this 2 day of November, 2021 and the within named, SAMUEL DENNIS TURNER, with whom I am personally acquainted or having produced proper identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 2 day of November, 2021.

Jasmine Williamson
Notary Public

My Commission Expires: 1/8/2024

JASMINE WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024