Karen Johnson Davidson County
Batch# 875662 DEEDQC
06/22/2022 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220622-0070962

**THIS INSTRUMENT PREPARED BY:**

Lenders Title Company
149 1st Ave N
Franklin TN, 37064

**STATE OF TENNESSEE)**
**COUNTY OF WILLIAMSON)**

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 15th day of June, 2022.

Notary Public

My Commission Expires:

9/14/25

MICHELLE M. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**ADDRESS NEW OWNER**
Charles Fenner, Erin Brooks
and Katherine Jamieson
510 Timmons Street
Nashville, TN 37211

**SEND TAX BILLS TO**
New owner

**MAP & PARCEL NOS.**
119-14-0-202.00

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, Charles Fenner and Erin Brooks, husband and wife, hereby quitclaim and convey to Charles Fenner and Erin Brooks, husband and wife, and Katherine Jamieson, married, their successors and assigns, all right, title and interest that we may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of Tuggle Heights Subdivision as shown of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee,

Said Lot No. 43 fronts 60 feet on the east side of Wingate Avenue and runs back between lines 156.16 feet on the north side and 155.76 feet on the south side to a dead land in the rear on which is measures 60 feet.

Being the same property conveyed to Charles Fenner and Erin Brooks, husband and wife by Warranty deed from Larry Hayes, a married man and Ronald lawrence Hayes, married man of record in Instrument No. 202107150095351 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 15, 2021.

This is improved property known as 3008 Wingate Ave, Nashville, TN 37211.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF we have hereunto set our hands this 15th day of June, 2022.

Charles Fenner

Erin Brooks

**STATE OF TENNESSE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Fenner and Erin Brooks, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2022.

Notary Public

My Commission Expires: 9/14/25



**Tennessee Certification of Electronic Document**

I, Patricia Nicks, 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 06-15-2022 (date of document).

Affiant Signature

06-15-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

