Karen Johnson Davidson County
Batch# 879694 DEEDQC
06/28/2022 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220628-0074683

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Gracey Donahue 6367 Chickering Circle Nashville, TN 37215-5315	Same	157-00-0-035

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Nicolas Donahue** ("Grantor"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, unto **Gracey Donahue** ("Grantee"), her successors, heirs and assigns, together with all improvements thereon and appurtenances thereto, which is described as set forth on Exhibit A attached hereto.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.

Subscribed and sworn to before me this the 3rd day of ~~February~~ March, 2022.

Affiant

Wade B. Romine
Notary Public

WADE B. ROMINE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 07, 2025
COUNTY OF DAVIDSON

My Commission Expires: July 07, 2025

This is improved property, known as 6367 **Chickering Circle**, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all matters of record; to any and all easements, encumbrances, and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 3rd day of ~~February,~~ March 2022.

Nicolas Donahue, Grantor

WADE B. ROMINE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 07, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nicolas Donahue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 3rd day of ~~February,~~ March 2022.

Wade B. Romine
Notary Public

My Commission Expires: July 07, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plat of Iroquois Meadows, as of record in Book 5050, page 86, Register's Office for Davidson County, Tennessee. For a more complete description of said lot, reference to said plan is hereby made.

Being the same property conveyed to Nicolas Donahue and Gracey Donahue, Husband and Wife, by Warranty Deed from Caroline C. Ducas, unmarried, of record as Instrument No. 20150820-0083851 Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, **E. Berry Holt**, 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 **March 3, 2022**.

Affiant Signature

Date: June 27, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of June, 2022.

Notary Public

My Commission Expires: July 7, 2025
Notary's Seal (if on paper)

