Karen Johnson Davidson County
Batch# 889911 DEEDQC
07/15/2022 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $44.40
20220715-0081654

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $12,000.00. William A. Pryor Affiant Subscribed and sworn to before me This 14 day of July, 2022 Notary Public My Commission Expires: 03-03-2025

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Donald J. Serkin **1012 Beech Bend Dr.** **Nashville, Tennessee 37221**	**New Owner**	**156 01 0 002.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Sherry D. Serkin,** f/k/a **Sherry Diane Davidson**, an unmarried person, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Donald J. Serkin,** an unmarried person, (hereinafter referred to as "Grantee"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 811 on the Plan of Section Four-First Addition Harpeth Woods, as of record in Plat Book 5200, Page 635, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald J. Serkin, an unmarried man, by Warranty Deed from John E. Hammond, a married man, and James E. Meredith and wife, Marlyn S. Meredith, of record in Book 9611, Page 148, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1012 Beech Bend Drive, Nashville, Tennessee 37221.

This is the same legal description as provided in the last deed of record.

The purpose of this deed is to convey any interest Sherry D. Serkin, f/k/a **Sherry Diane Davidson has in the above described real property to Donald J. Serkin. This Quitclaim Deed also completes the obligation of Sherry D. Serkin,** f/k/a **Sherry Diane Davidson to convey her interest in the subject real property to Donald J. Serkin pursuant to the final decree of divorce and marital disillusion agreement executed in case number 04D-1974 in the 8th Circuit Court for Davidson County, Tennessee.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 14th day of July 2022.

Grantor:

Sherry D. Serkin f/k/a **Sherry Diane Davidson**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 14th day of July, in the year 2022, before me the undersigned, personally appeared Sherry D. Serkin f/k/a Sherry Diane Davidson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 14th day of July, 2022.

Notary Public

My Commission Expires:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Certificate of Authenticity

I, Robert J. Notestine, do herby 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 7/14/22.

AFFIANT SIGNATURE

7/15/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 15 day of July, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY