Karen Johnson Davidson County
Batch# 903197 DEEDQC
08/15/2022 10:16:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220815-0092276

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESS
COUNTY OF DAVIDS

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 12 day of August, 2022

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Wendy Vallely 2609 B Neldia Ct Nashville, TN 37206	New Owner	Map and Parcel No.: 072-14-2A-002.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Wendy Stoffer, unmarried, now known as Wendy Vallely, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Wendy Vallely, unmarried**, her heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit "B" on Exhibit "1" Horizontal Property Regime of The Townhomes on Neldia Court, a/k/a Horizontal Property Regime of 2609 Neldia Court, in Master Deed of Record in Instrument No. 20150427-0037570 and amended in Instrument No. 20150619-0059032, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendy Stoffer, unmarried by Warranty Deed from The Twin Team, LLC, dated October 9, 2015 and recorded on October 12, 2015 in Instrument No. 20151012-0103438, in the Register's Office of Davidson County, Tennessee.

Wendy Stoffer and Wendy Vallely being one and the same. Wendy Stoffer now known as Wendy Vallely.

This is improved property known as: **2609 B Neldia Ct, Nashville, TN 37206.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of August, 2022.

Wendy Vallely

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendy Vallely**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12 day of August, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024