QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 947264 DEEDQC
12/05/2022 10:18:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221205-0126610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Farrah Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Farrah Wilson	**NEW OWNER**	
(NAME)	(NAME)	**10302013000**
6008 Sterling Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dale K. Karshenas, married ("Grantor") by these presents does herby convey, assign, and quitclaim to Farrah Wilson, married ("Grantee") her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as fo llows, to wit:

Being Lot No. 1 in T.O. Brady's Subdivision of the northeast part of Block No. 23 of the C.C. Vernon Farm, said Map of C.C. Vernon Farm being of record in Book No. 161, Page 164, Register's Office Davidson County, Tennessee.

Said Lot No. 1 is described as follows: Beginning at a point in the easterly margin of Oceola Avenue which is 814.5 feet south of the southerly margin of Burgie Street and running thence North 79 ¼ degrees east 201 feet to a dead line; thence southwardly 60 feet; thence westerly and parallel with the south line of this lot 201 feet to the easterly margin of Oceola Avenue; thence northwardly with the easterly margin of Oceola Avenue 60 feet to the beginning.

Being the same property conveyed to Dale H. Karshenas by Warranty Deed of record at Instrument No. 20180805-0065201, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS PROPERTY WAS NEVER THE MARITAL RESIDENCE OF GRANTOR.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: **106 Oceola Ave, Nashville, TN 37209**

Witness my hand this the 18th day of November, 2022.

Dale K. Karshenas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale K. Karshenas (the bargainor), 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 and official seal this the 18th day of December, 2022.

Notary Public
My Commission Expires: 09.07.2026

