QUITCLAIM DEED	STATE OF Tennessee, COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00. Madeline Smith *Affiant* Subscribed and sworn to me on Nov 17, 2022. Giang NOTARY PUBLIC My Commission Expires: 01/08/2024
This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.	

GIANG THUY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Madeline Smith 524 Williamsburg Drive Nashville, TN 37214	Same as new owner	121-04-0A-024.00-CO

Karen Johnson Davidson County
Batch# 950694 DEEDQC
12/12/2022 02:54:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221212-0129028

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of

this instrument.

KNOW ALL MEN BY THESE PRESENTS that MICHAEL ACKERMANS, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto MADELINE SMITH, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No.524, on the Plan of Phase 2 Williamsburg Condominium Unit, Building 4. Of record la Plat.Book 6900. Page 266. Register Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Ackermans and Madeline Smith from Alexis Hennecy by Warranty Deed dated May 26, 2021, and recorded June 2, 2021, of record in Instrument No. 20210602-0073778, Register's Office, Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property, commonly known as 524 Williamsburg Drive, Nashville, TN, 37214.

WITNESS my hand on November 23, 2022

Michael Ackermans

STATE OF Tennessee

COUNTY OF Williamson

On November 23rd, 2022, before me personally appeared MICHAEL ACKERMANS to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on November 23, 2022.

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires:
1/29/23