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

Karen Johnson Davidson County
Batch# 963431 DEEDQC
01/23/2023 02:13:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230123-0005150

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Andrea Elizabeth Sargent
Mark Alan Greenstein
1959 Waterford Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
053-06-0A-017-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Andrea Elizabeth Sargent** and **Mark Alan Greenstein** (collectively "**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Andrea Elizabeth Sargent** and **Mark Alan Greenstein**, a married couple, **as tenants by the entirety**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase 3, Waterford Subdivision, of record in Book 7900, page 707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Mark Alan Greenstein, an unmarried man, and Andrea Elizabeth Sargent, an unmarried woman, from Marsha Greenstein and Gary Greenstein, by Warranty Deed dated September 7, 2021 and recorded September 14, 2021 in Instrument #20210914-0123216, said Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

This is improved property known as **1959 Waterford Drive, Old Hickory, TN 37138.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

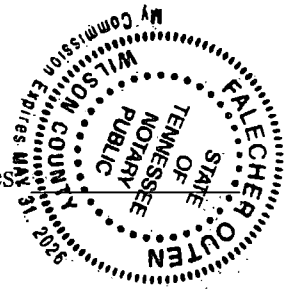
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $ -0-.

Subscribed and sworn to before me this the 23 day of January, 2023.

Affiant

Notary Public

My Commission Expires:



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 our hands this the 23rd day of January, 2023.

Andrea Elizabeth Sargent, Grantor

Mark Alan Greenstein, Grantor

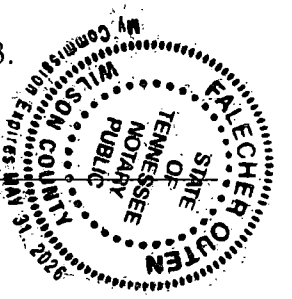
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Elizabeth Sargent**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of January, 2023.

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Alan Greenstein**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of January, 2023.

Notary Public

My Commission Expires:

