THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
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Karen Johnson Davidson County
Batch# 983217 DEEDQC
03/21/2023 03:23:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230321-0020527

# QUITCLAIM DEED

| Address New Owner(s) As Follows: | Send Tax Bills To: | Parcel ID: |
|---|---|---|
| Erik M. Falkenberg<br>815 Barrington Place Drive<br>Brentwood, Tennessee 37027 | New owner | 171040C06100CO |

**This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney. The preparer makes no warranties or representations regarding the status of title to the property.**

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, JANIE LOONEY FALKENBERG, hereinafter the Grantor, by these presents does hereby quitclaim, transfer and convey unto ERIK M. FALKENBERG, hereinafter the Grantee, his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County being Lot No. 61 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Anna M. Looney-Carter a/k/a Anna Looney Carter, a single woman, and Janie Looney Carter, a married woman, by warranty deed from Alvin O. Sherick, Jr. and wife, Brenda R. Sherick dated June 3, 2016, of record in Instrument No. 20160607-0057324 Register's Office for Davidson County, Tennessee, recorded on June 7, 2006.

This property is improved property known as 815 Barrington Place Drive, Brentwood, Tennessee 37027.

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

Wherever 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, I have hereunto set my hand on this the 20th day of March 2023.

GRANTOR:

Janie Looney Falkenberg
JANIE LOONEY FALKENBERG

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIE LOONEY FALKENBERG, with whom I am personally acquainted, and who acknowledged that she executed the written instrument for the purposes therein contained.

Witness my hand and seal at office on this the 20th day of March 2023.

MEGAN STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Megan Stephens
Notary Public

My Commission Expires: 07/07/2025

## AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is Zero ($0.00) Dollars.

AFFIANT

Sworn to and subscribed before me, this 20th day of March 2023.

Notary Public

My Commission Expires: 07/07/2025

MEGAN STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY