QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

Karen Johnson Davidson County
Batch# 988165 DEEDQC
04/04/2023 12 55 04 PM 3 pgs
Fees $17 00 Taxes $0 00

20230404-0024494

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2023

Notary Public

COMMISSION EXPIRES 06/02/2025

JANICE RUTZING NOTARY PUBLIC SUMNER COUNTY, TN

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
625 East Main Street, Suite 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP-PARCEL NUMBERS
Christina Dawn Marie Webb	**Christina Dawn Marie Webb**	**094-16-0-E-109.00**
(Name) **914 Spence Enclave Court**	**914 Spence Enclave Court**	
(Address) **Nashville, TN 37210**	**Nashville, TN 37210**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Michael J. Webb, an unmarried man,** hereinafter referred to as Grantor, hereby quitclaims to **Christina Dawn Marie Webb, an unmarried woman,** her heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

SEE "EXHIBIT A" ATTACHED

*** Christina Dawn Marie Webb and Michael J. Webb, having since been divorced on March 29, 2023.**

*** Michael J. Webb is executing this instrument for the purpose of conveying all of his right, title, interest, and marital interest to said property as pursuant to the Final Decree of Divorce/Marital Dissolution Agreement as shown in Docket No. 21D-1987, in the Third Circuit Court for Davidson County, Tennessee.**

***Christina Dawn Marie Webb is f/k/a Christina D. Waterman prior to her Marriage to Michael J. Webb.**

This is Improved Property commonly known as: 914 Spence Enclave Court, Nashville, TN 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, **Michael J. Webb** has hereunto set his signature, on this 3rd day of April, 2023

Michael J. Webb

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Michael J. Webb**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained

WITNESS my hand and official seal of office, this 3rd day of April, 2023

NOTARY PUBLIC

My commission expires 06-07-2025

JANICE KLITZING NOTARY PUBLIC SUMNER COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Unit Number 109, on the plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christina D Waterman, An Unmarried Woman and Michael J Webb, an unmarried man, Joint Tenants with Right of Survivorship from Rhonda Parman, a Single Woman by Warranty Deed dated July 31, 2014 and recorded on August 7, 2014 in Instrument No 20140807-0071169, Register's Office for Davidson County, Tennessee