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# 989005 DEEDQC
04/05/2023 02 40 18 PM 2 pgs
Fees $12 00 Taxes $0 00

20230405-0024943

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2023

Notary Public

COMMISSION EXPIRES _____

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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
Michael James Webb	**Michael James Webb**	**064-02-0-102.00**
(Name) **340 Willow Bough Lane**	**340 Willow Bough Lane**	
(Address) **Old Hickory, TN 37128**	**Old Hickory, TN 37128**	

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

Land in Davidson County, Tennessee, being Lot No 276 on the plan of BRANDYWINE FARMS, SECTION 19, as shown by plat of record in Plat Book 5050, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Christina D Webb and Michael J Webb, wife and husband from Joel Kenneth Waltenbaugh, Mark Allen Waltenbaugh, and Jann Ellen Waltenbaugh, as Co-Trustees of the J K Waltenbaugh Trust dated 3/20/03 by Warranty Deed dated September 28, 2016 and recorded on October 3, 2016 in Instrument No 20161003-0103670, Register's Office for Davidson County, Tennessee

*** Christina Dawn Marie Webb and Michael James Webb, having since been divorced on March 29,**

2023.

*** Christina Dawn Marie Webb is executing this instrument for the purpose of conveying all of her 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.**

This is Improved Property commonly known as: 340 Willow Bough Lane Old Hickory, TN 37138

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

IN WITNESS WHEREOF, **Christina Dawn Marie Webb** has hereunto set her signature, on this 5th day of April, 2023

Christina Dawn Marie Webb
Christina Dawn Marie Webb

STATE OF Tennessee

COUNTY OF Davidson

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

WITNESS my hand and official seal of office, this 5th day of April, 2023

Emily Manno
NOTARY PUBLIC

My commission expires

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025