Karen Johnson Davidson County
Batch# 992632 DEEDQC
04/17/2023 08 28 11 AM 2 pgs
Fees: $12.00 Taxes $0.00
20230417-0027646

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was performed.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Tanya Rader TANYA RADER, AFFIANT Subscribed and sworn to before me, this 6th day of April, 2023. Kathryn Brinton NOTARY PUBLIC My Commission Expires: 1/4/2027

KATHRYN G. BRINTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/04/2027 DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William Herbert Rader 3008 Simmons Avenue Nashville, TN 37211	New Owner	Map and Parcel No.: 11914010800

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and pursuant to the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket Number 22D-1203, TANYA WOODROOF RADER, ("Grantor") does hereby quitclaim, transfer and convey unto WILLIAM HERBERT RADER ("Grantee"), his successors and assigns, all of her right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below and more particularly described as follows:

Being Lot No. 38 Block "A" on the Plan of Woodbine Courts of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dawson H. Wimsatt and wife Mary K. Wimsatt by deed from H. Frank Tanquary, Jr., a single person, of record in Book 4965, page 175, Register's Office, Davidson County, Tennessee.

The previous and last conveyance being a warranty deed from Dawson H. Wimsatt and wife, Mary K. Wimsatt to William Herb Rader and wife, Tanya W. Rader, dated December 24, 1986, of record in Instrument No. 77962, Register's Office of Davidson County, Tennessee.

This is improved property known as 3008 Simmons Avenue, Nashville, TN 37211.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6th day of April, 2023.

Tanya Rader
Grantor

STATE OF TENNESSEE)

COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Tanya Rader**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of April, 2023.

Kathryn G. Brinton
Notary Public

My Commission Expires: 1/4/2027

KATHRYN G. BRINTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/04/2027
DAVIDSON COUNTY