Prepared by:
Tennessee Title Services LLC-Clarksville
112 Center Court, Suite- A
Clarksville, TN 37040
C-23-1328

Karen Johnson Davidson County
Batch# 993168 DEEDQC
04/18/2023 12:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230418-0028482

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 11 day of April, 2023.

Notary Public
My commission expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Taylor L. Demonbreun 9052 Old Charlotte Pike Pegram, TN 37143	New Owner	126-00-0-074.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Taylor L. Demonbreun, a single person, and Kathy B. Demonbreun, a married woman, as tenants in common with the right of survivorship**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Taylor L. Demonbreun, a single person**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in the 23rd council manic district of Nashville, Davidson County, Tennessee, being tract III conveyed in deed book 9983, page 863, Register's Office for said county and more particularly described as follows:

Beginning in the west right of way of Old Charlotte Road at a point located northerly 2675 feet, more or less, from the intersection of said Old Charlotte Road and the north right of way of U.S. Highway 70; Thence leaving said Old Charlotte Road North 86 degrees 39 minutes 11 seconds West, 626.06 feet to an iron pin in the East line of Garlon Crossno described in deed book 5005, page 302, R. O. D. C; Thence with said Crossno North 12 degrees 12 minutes 33 seconds East, 149.32 feet to an iron pin; Thence South 86 degrees 38 minutes 13 seconds East, 639.91 feet to the west right of way of Old Charlotte Road; Thence with said Old Charlotte Road South 17 degrees 23 minutes 24 seconds West, 149.73 feet to the point of beginning and containing 2.14 acres, more or less, pursuant to survey provided by John Kohl & Company, P. C., dated September 8, 2003.

Being the same property conveyed to Taylor L. Demonbreun, a single person, and Kathy B. Demonbreun, a married woman, as tenants in common with the right of survivorship, by Warranty Deed from Bradley Butcher and wife, Jennifer Butcher of record as Instrument No. 20211112-0151035, Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 12, 2021.

This property is improved property known as 9052 Old Charlotte Pike, Pegram, TN 37143.

Witness my hand this 11 day of April, 2023.

Taylor L. Demonbreun

Kathy B. Demonbreun

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Taylor L. Demonbreun and Kathy B. Demonbreun**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 11 day of April, 2023.

Notary
My Commission Expires: 5 2 23

(Notary Seal)

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/11/2023.

Affiant Signature

April 17, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 17, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON