Karen Johnson Davidson County
Batch# 997259 DEEDQC
04/28/2023 08 11 32 AM 2 pgs
Fees $12 00 Taxes $0 00
20230428-0031231

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Regine & Donald Messerli
304 Spicewood Lane
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
181-01-0A-150CO

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.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Regine N. Messerli,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Regine N. Messerli and Donald James Messerli, wife and husband**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, Being Lot No. 71 on the Plan of Sugar Valley, Section Five, of record in Instrument No. 200012040118880, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Regine N. Messerli, a married person, by Warranty Deed from Phillip G. Sobol and wife, Marie A. Sobol of record in Instrument No. 20090302-0017985, Register's Office for Davidson County, Tennessee.

This is improved property known as: **304 Spicewood Lane, Nashville, TN 37211**.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 20th day of April, 2023ds.

Regine N. Messerli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Regine N. Messerli** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 21st day of April, 2023

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 21st day of April, 2023.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My commission expires: 3/9/2027