Karen Johnson Davidson County
Batch# 998503 DEEDQC
05/02/2023 11 19 15 AM 2 pgs
Fees $12 00 Taxes $0 00
20230502-0032430

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed*	STATE OF CALIFORN COUNTY OF MARIN The actual consideration for this transfer is: $0.00. Affiant Sara A. Werner Subscribed and sworn to before me, this 28 day of APRIL, 2023. FAATI MAROOFI NOTARY PUBLIC - CALIFORNIA COMMISSION # 2329655 MARIN COUNTY My Comm Exp June 14, 2024 Notary Public My Commission Expires: 06/14/2024.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SARA A. WERNER TRUST 1831 12th Avenue S, Suite 456 Nashville, TN 37203	New Owner	Map and Parcel No.: 105-09-0-200.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sara Ann Werner, an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **SARA A. WERNER, Trustee, or her successors in interest, of the SARA A. WERNER TRUST dated February 15, 2023, and any amendments thereto**, its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being the East 57.8 feet of Lot No. 35 and the West 10 feet of Lot No. 34 on the Map of Waverly Land Company's Plan of Lots called Waverly Place, as of record in Plat Book 57, Pages 94 and 95 of the Register's Office for said County.

Said parts of said lots adjoin and front together 67.8 feet on the Southerly side of Acklen Avenue, formerly Prospect Avenue and run back between lines 154 feet more or less to an alley.

Being the same property conveyed to Sara Ann Werner, an unmarried woman by Warranty Deed from Jonathan Scott Wisely, Trustee of the Jake Wisely Trust dated October 1, 2015, dated November 21, 2022 and recorded on November 23, 2022 in Instrument No. 20221123-0123986, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1009 Acklen Avenue, Nashville, TN 37203.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28TH day of APRIL, 2023.

Sara Ann Werner

STATE OF CALIFORNIA)
COUNTY OF MARIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sara Ann Werner**, with whom I am ~~personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28 day of APRIL, 2023.

FAATI MAROOFI
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2329655
MARIN COUNTY
My Comm Exp June 14, 2024

Notary Public

My Commission Expires: 06/14/2024