Karen Johnson Davidson County
Batch# 999207 DEEDQC
05/03/2023 10:48 51 AM 2 pgs
Fees. $12.00 Taxes $0 00
20230503-0032812

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 TENNE COUNTY OF DAV The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2023. Notary Public My Commission Expires: 5/7/2024 RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Deanna Dougherty and Patrick John Dougherty 417B American Road Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 090-16-0T-002.00

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, **Deanna Daddono, now know as Deanna Dougherty, married, and Patrick John Dougherty, now married, tenants in common with rights of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Deanna Dougherty and Patrick John Dougherty, wife and husband**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 417 American Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210111-0004838 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deanna Daddono, unmarried, and Patrick John Dougherty, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Nathan/Dale Stoops Real Estate, LLC, a Tennessee limited liability company, dated November 15, 2021 and

recorded on November 18, 2021 in Instrument No 20211118-0153712, in the Register's Office of Davidson County, Tennessee

Deanna Daddono now married to Patrick John Dougherty Deanna Daddono and Deanna Dougherty being one and the same Deanna Daddono now known as Deanna Dougherty

This is improved property known as 417B American Road, Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have 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 1st day of May 2023

Deanna Dougherty
Deanna Dougherty

Patrick John Dougherty
Patrick John Dougherty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deanna Dougherty** and **Patrick John Dougherty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at Office, this 1st day of May, 2023

Laura Jackson Munnerlyn
Notary Public

My Commission Expires. 10/2/23

LAURA JACKSON MUNNERLYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY