**THIS INSTRUMENT PREPARED BY**
**ABBY R. RUBENFELD**
**RUBENFELD LAW OFFICE, PC**
**202 South Eleventh Street**
**Nashville, Tennessee 37206**

Karen Johnson Davidson County
Batch# 1006055 DEEDQC
05/22/2023 11 31 58 AM 2 pgs
Fees $12 00 Taxes $0 00

20230522-0038364

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer is $ -0-.

Pamela Kim Wonders
Affiant

Subscribed and sworn to before me this 14th day of April, 2023.

Notary Public
My commission expires:

RACHEL E. DANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM EXPIRES JANUARY 11, 2026

| Address New Owner: | Send Tax Bills to: | Map/Parcel Nos. |
|---|---|---|
| Pamela Kim Wonders<br>Natalie K. Allen<br>5202 Southfork Boulevard<br>Old Hickory, Tennessee, 37138 | Same - New Owners | 063-16-0C-058.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION, of love and affection, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship,

We, PAMELA KIM WONDERS, unmarried, and NATALIE K. ALLEN, unmarried, for the express purpose of creating an undivided one-half interest Joint With Rights of Survivorship in PAMELA KIM WONDERS and NATALIE K. ALLEN, by these presents do hereby quitclaim and convey unto RACHEL DANNER, Trustee, her successors and assigns, all right, title, and interest that we may have in the following described tract or parcel of land, to wit:

> Being Unit No. 58 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 20010703-0070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit:
>
> Being the same property conveyed to Pamela Kim Wonders, unmarried and Natalie K. Allen, unmarried from Christi Copous Cunningham and David Cummingham, married recorded in Instrument No. 20201013-0118993, Register of Deed for Davidson County, Tennessee, dated 10/09/2020 and recorded 10/13/2020.
>
> This is an improved property known as 5202 Southfork Boulevard, Old Hickory TN 37138

And now, I, the said RACHEL DANNER, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey until PAMELA KIM WONDERS and NATALIE K. ALLEN, as Joint Tenants With Rights of Survivorship, their heirs and assigns, all right, title,and interest that I may have in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 14 day of April, 2023.

**PAMELA KIM WONDERS**

**NATALIE K. ALLEN**

**RACHEL DANNER**, Trustee

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NATALIE K. ALLEN** and **PAMELA KIM WONDERS**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 2023.

**NOTARY PUBLIC**

RACHEL E DANNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES JANUARY 11, 2026

My commission expires: 1/11/26

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RACHEL DANNER**, the trustee, 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 and official seal at Nashville, Tennessee, this 14th day of April, 2023.

**NOTARY PUBLIC**

RACHEL E. DANNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 11, 2026

My commission expires: 1/11/26