Karen Johnson Davidson County
Batch# 1006763 DEEDQC
05/23/2023 01 36 33 PM 3 pgs
Fees $17 00 Taxes $0 00
20230523-0038813

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
1103 Holly Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT, ERICA BUNDY

NATALIE KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 23rd day of ~~January~~ May, 2023.

NOTARY PUBLIC

My Commission Expires: 10/5/2025

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Erica Bundy 2416 Prairie Hill Drive Antioch, TN 37013	Same as New Owner	182150B03500CO

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Natalie Pendley ("Grantor") this day have bargained and sold, and hereby quitclaim, convey and transfer unto Erica Bundy ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 35, on the plan of Final Plat Clover Glen, Phase 1A, as shown on plat of record in Instrument 20180618-058128, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed by Meritage Homes of Tennessee, Inc., an Arizona corporation, by Warranty Deed in Instrument Number 20190724-0072807 recorded on the 24th day of July, 2019 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **2416 Prairie Hill Drive, Antioch, TN 37013**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 3rd day of ~~January~~ May, 2023.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Natalie Pendley with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 3rd day of ~~January~~ May, 2023.

NATALIE PENDLEY

NOTARY PUBLIC

My Commission Expires: 4/7/26

SHAYNA SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY