Karen Johnson Davidson County
Batch# 1017725 DEEDQC
06/22/2023 11 16 05 AM 2 pgs
Fees $12 00 Taxes $0 00
20230622-0047412

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Parcel ID
Shelia Thomas Northington 1413 Cranapple Cove Nashville, TN 37207-6012	**Same**	050030B15400CO

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, Ben Derrick Northington, by these presents does hereby quitclaim and convey unto Shelia Thomas Northington, and her successors and assigns, all his right, title, and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 72 on the Plan of Mulberry Downs, Phase 1-C of record in Plat Book 7900, Page 442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Shelia A. Thomas by deed of record in Instrument No. 20040127-0010246, dated January 15, 2004 and recorded January 27, 2004 in the Register's Office for Davidson County, Tennessee.

The said Shelia A. Thomas having since married is now known as Shelia Thomas Northington.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 1413 Cranapple Cove, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Shelia Northington v. Ben Northington*, Civil Docket No.:

23D591, Third Circuit Court of Davidson County, Tennessee, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this the 19th day of June 2023.

Notary Public
My commission expires: 3/3/2026

WILLIAM D DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 3, 2026

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Ben Derrick Northington 6-19-23
Date

WILLIAM D DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William Donald Duke, Jr., a Notary Public in and for said County and State, **Ben Derrick Northington**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 19th day of June 2023.

Notary Public

My Commission Expires:
3/3/2026

WILLIAM D DUKE JR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 3, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.