Karen Johnson Davidson County
Batch# 1019855 DEEDQC
06/28/2023 08 29 39 AM 2 pgs
Fees $12 00 Taxes $0 00
20230628-0049077

Subject Property: **Map & Parcel:10411031200**

Property Address:

New Owner: **Sherron Annette Hannah**
Address: **4758 Harpeth Peytonsville Road**
Thompson Station, TN 37179

Send Tax Bill to:
Same address

This instrument was prepared by: **Joanie L. Abernathy**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, in Williamson County Chancery Docket No. Case Number 22CV-51150, and for good and valuable consideration, and no monetary consideration, **Briarwood Farms, LLC, a Tennessee Limited Liability Company**, hereby quitclaim and convey to **Sherron Annette Hannah, unmarried,** all the right, title and interest that Briarwood Farms, LLC may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Sunset Park Subdivision, recorded in Book 332, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Briarwood Farms, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Hanhar, LLC, a Tennessee Limited Liability Company as recorded on May 26, 2020, of record in Instrument No. 20200526-0053919, Register's Office for Davidson County, Tennessee.

This is improved property known as 2531 Blair Blvd., Nashville, Tennessee 37212.

IN WITNESS WHEREOF I have hereunto set my hand this 19th day of June, 2023.

By: Douglas Keith Lackey, Chief Manager
Briarwood Farms, LLC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Keith Lackey, 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 foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 2023.

NOTARY PUBLIC

My Commission Expires

JASON A. TALLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 23 day of June, 2023.

NOTARY PUBLIC

2/23/25
My commission expires

The actual consideration or value, whichever is greater, is $0.

ROBIN D. DAVIES NOSWILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON