Karen Johnson Davidson County
Batch# 1031723 DEEDQC
07/28/2023 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230728-0058145

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2023.

Notary Public

COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Sara Hoppe McCracken and James Caleb McCracken, wife and husband	New American Mortgage Solutions	162050C02400CO
(Name) 5515 Country Dr Apt 24	1795 International Way	
(Address) Nashville, TN 37211	Idaho Falls, ID 83402	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Sara Hoppe, an unmarried woman, and James Caleb McCracken, an unmarried man, joint tenants with rights of survivorship,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Sara Hoppe McCracken and James Caleb McCracken, wife and husband,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 24 of Hickory Valley Condominiums, Plat of record in Book 4460, Page 27, in the Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hickory Valley Condominiums of record in Book 4521, Page 574, as amended in Book 5001, Page 394, Book 8466, Page 263 and Book 10597, Page 675, and as corrected in Book 10645, Page 743, in said Register's Office, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth to said Master Deed.

Being the same property conveyed to Sara Hoppe, an unmarried woman, and James Caleb McCracken, an unmarried man, joint tenants with rights of survivorship, by Warranty Deed from April R. Watson, dated April 17, 2023, and recorded April 18, 2023 of record in Instrument No. 20230418-0028444, Register's Office of Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to update the vesting of the parties for tax record purposes, as Sara Hoppe and James Caleb McCracken have since married, and Sara Hoppe has legally changed her

name to Sara Hoppe McCracken. As such, the joint tenancy with rights of survivorship is terminated, and the creation of a tenancy by the entirety as wife and husband is created.

This is improved property located at 5515 Country Dr Apt 24, Nashville, TN 37211.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

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, the GRANTOR has hereunder set her hand this 20th day of July, 2023.

Sara Hoppe McCracken

Sara Hoppe McCracken f/k/a Sara Hoppe

James Caleb McCracken

James Caleb McCracken

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, the within named **Sara Hoppe McCracken and James Caleb McCracken**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2023.

My Commission Expires: 4/26/25

NOTARY PUBLIC

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 27, 2023 (date of document).

Affiant Signature

Date: July 27, 2023

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 27th day of July, 2023.

Notary Public

My Commission Expires:

(SEAL)

