THIS DOCUMENT PREPARED BY.
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO·
Natalie C Riesberg
309 Isaac Drive
Goodlettsville, TN 37072

MAP 018-03-0
PARCEL 007 00

Karen Johnson Davidson County
Batch# 1033402 DEEDQC
08/02/2023 08 42 00 AM 2 pgs
Fees $12 00 Taxes $0 00

20230802-0059507

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Natalie C. Riesberg, fka Natalie C. Draper, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

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

Being Lot No. 13 of Connell Estates, Section 1, a plat of which is of record in Book 2900, Page 15, Register's Office of Davidson County, Tennessee, to which reference is made for a full and complete description.

Being the same property conveyed to Natalie C. Draper, unmarried by Quitclaim Deed dated 9/14/2022 from Patricia Ozanne Draper, unmarried of record in Instrument No. 20220919-0103850 and to Ronald R. Draper and wife, Patricia Ozanne Draper by Quitclaim Deed dated 10/19/1973 of record in Book 4757, Page 603 and to Ronald R. Draper by Warranty Deed dated 08/03/1959 from W.C. Moncrief & Company, Inc., a Tennessee corporation of record in Book 2957, Page 475, Register's Office Davidson County, Tennessee. The said Ronald R. Draper now being deceased having died on 05/26/2016 leaving Patricia Ozanne Draper as the sole owner of said property.

This is (X) improved ( ) unimproved property known as· 309 Isaac Drive, Goodlettsville, TN 37072.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Natalie C. Riesberg and husband Zachary Riesberg, their heirs and assigns, 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 the 25th day of July 2023.

Natalie C Riesberg

Natalie C Riesberg

Tammy Mellons

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Natalie C. Riesberg, the Bargainor, 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 an official seal this the 25th day of July 2023

Melissa Heavener

Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, 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 an official seal this the 25th day of July 2023.

Melissa Heavener

Notary Public
My Commission Expires:



The actual consideration or value whichever is greater, for this transfer is $0

Natalie Riesberg

Affiant

Sworn and subscribed before me, this the 25th day of July 2023

Melissa Heavener

Notary Public
My Commission Expires:

