Karen Johnson Davidson County
Batch# 1038185 DEEDQC
08/14/2023 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230814-0063239

# QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: . 9-8-25
(AFFIX SEAL)

MACKENZIE HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, LLC
101 Lea Avenue, Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | NEW OWNER | MAP-PARCEL NUMBERS |
|---|---|---|
| **JENNIFER EBERLE** | | MAP 104-05-0 PARCEL 216.00 |
| (NAME) | (NAME) | |
| **3624 WESTBROOK AVENUE** | | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **TODD NORDMEYER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **JENNIFER EBERLE, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, ALL OF MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 45 FEET OF LOT NO. 491 AND THE WESTERLY 5 FEET OF LOT NO. 492 ON THE MAP OF RICHLAND REALTY COMPANY'S DIVISION "C" AS OF RECORD IN PLAT BOOK 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOT NOS. 491 AND 492 FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF WESTBROOK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 201 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY COVEYED TO TODD NORMEYER AND JENNIFER EBERLE, HUSBAND AND WIFE, BY WARRANTY DEED FROM CARLY KEAR AND/OR JOSHUA KEAR, TRUSTEES OF THE CARLY KEAR LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CARLY KEAR, DATED JANUARY 26, 2012, OF RECORD AS INSTRUMENT NO. 20171201-0122801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 3624 WESTBROOK AVENUE, NASHVILLE, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of August, 2023.

TODD NORDMEYER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the _____ day of August, 2023, before me personally appeared Todd Nordmeyer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of August, 2023.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Adam LaFever ("Affiant"), 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 8-10-23 (date).

Affiant Signature

8-14-2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 14 day of August, 2023

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

