QUITCLAIM DEED

AJ-QCD-23-6449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Teresa A. Overstreet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Teresa A. Overstreet and Elaine Voelker	**New Owners**	**10204003200**
(NAME)	(NAME)	
6449 Thunderbird Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1039273 DEEDQC
08/16/2023 03 22 25 PM 2 pgs
Fees: $12 00 Taxes $0 00

20230816-0064014

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TERESA A. OVERSTREET ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

TERESA A. OVERSTREET AND ELAINE VOELKER, A MARRIED COUPLE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

BEING LOT NO. 1108 ON THE PLAN OF SEC. 13, CHARLOTTE PARK, AS OF RECORD IN BOOK 2900, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1108 FRONTS 108.1 FEET ON THE EASTERLY SIDE OF THUNDERBIRD DRIVE, AND EXTENDS BACK 150 FEET ON THE SOUTHERLY LINE AND 109.7 FEET ON THE NORTHERLY LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 85 FEET.

BEING THE SAME PROPERTY CONVEYED TO TERESA A. OVERSTREET BY WARRANTY DEED FROM OAKLEY WILLIS BRYAN AND WIFE, VERNICE M. BRYAN, OF RECORD IN INSTRUMENT NO. 20051003-0118593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **6449 Thunderbird Drive, Nashville, TN, 37209.**

Witness my hand this the 15th day of August, 2023.

Teresa A. Overstreet
TERESA A. OVERSTREET

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERESA A. OVERSTREET,** the within named 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 and official seal, this the 15th day of August, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON