Karen Johnson Davidson County
Batch# 1049205 DEEDQC
09/12/2023 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230912-0071598

QUITCLAIM DEED

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charlie Fenner and Erin Fenner	Same as owner	119 14 0 202.00
(NAME) 510 Timmons Street	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Katherine Jamieson, a married woman**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Charles Fenner and Erin Fenner, f/k/a Erin Brooks, husband and wife**, (the "**Grantees**"), their successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of Tuggle Heights as shown of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee.Said Lot No. 43 fronts 60 feet on the East side of Wingate Avenue and runs back between lines 156.16 feet on the North side and 155.76 feet on the South side to a dead land in the rear on which is measures 60 feet.

Being the same property conveyed to conveyed to Charles Fenner and Erin Brooks. husband and wife, by Warranty Deed from Larry Hayes, a married man and Ronald Lawrence Hayes, a married man, of record in Instrument No. 20210715-0095351, in the Register's Office of Davidson County, Tennessee, dated July 12, 2021, and recorded on July 15, 2021.

Being the same property conveyed to Charles Fenner and Erin Brooks, husband and wife, and Katherine Jamieson, married, by Quitclaim Deed from Charles Fenner and Erin Brooks, husband and wife, of record in Instrument No. 20220622-0070962, in the Register's Office of Davidson County, Tennessee, dated June 15, 2022, and recorded on June 22, 2022.

NotaryCam Doc ID: 18c06ee0-f66c-4bf6-b37b-139dc0c91683

This is improved property located at 3008 Wingate Avenue, Nashville, TN 37211.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

Grantor covenants with Grantees that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence of Grantor and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 8th day of September, 2023.

GRANTOR:

Katherine Jamieson

Katherine Jamieson

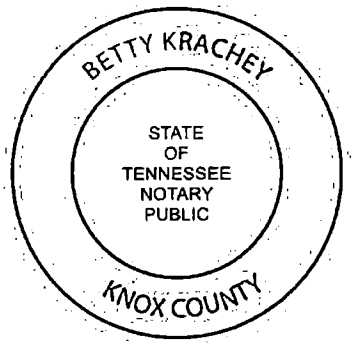
STATE OF Tennessee)

COUNTY OF Knox)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Katherine Jamieson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument.

The above referenced Grantor personally appeared before me by audio-video communication in accordance with TCA § 8-16-310.

WITNESS my hand, at office, this 8 day of September, 2023.



Online Notary Public
My Commission Expires:
Jul 7, 2027

Notary Public Betty Krachey

My Commission Expires: 7/7/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 18c06ee0-f66c-4bf6-b37b-139dc0c91683

202309120071598

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **September 8, 2023.**

Signature 09/08/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 8th day of September, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202309120071598