Karen Johnson Davidson County
Batch# 1052293 DEEDQC
09/20/2023 01:53:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230920-0074016

THIS INSTRUMENT WAS PREPARED BY:
FRIZZELL & FRIZZELL, PLLC
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TERRY S. FRIZZELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $10.00 dollars.

Charlotte M. Epler
AFFIANT

Subscribed and sworn to before me, this the 19th **day of** SEPTEMBER **2023.**

My Commission Expires: 5/19/2027

NOTARY PUBLIC

ADDRESS OF NEW OWNER	SEND TAX BILL TO	MAP/GROUP/PARCEL
Holly and Matthew Abernathy	New Owners	Map 61-14
624 River Rouge Dr		Parcel 152
Nashville, TN 37209		15DZ-05580

QUITCLAIM DEED

BE IT REMEMBERED, that for and in consideration of the amount stated herein, I, **CHARLOTTE MAE EPLER** bargain and sell, and by this deed do quitclaim, transfer and convey, without warranty, unto **HOLLY MAE ABERNATHY** and **JAMES MATTHEW ABERNATHY**, Husband and Wife, any interest, which I may have in certain real estate in Davidson County, Tennessee, described, as follows:

Land in Davidson County, Tennessee, being Lot No. 128, on the plan of the **E. B. Craig's Subdivision,** as shown on plat of record in **Plat Book 894, Page 640**, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **CHARLOTTE MAE EPLER**, from Roy B. McGee and Wife, Pauline W. McGee, recorded in **Book 8356, Page 557**, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and /or zoning regulations, and any recorded liens thereon.

This is improved property known as 3717 Hilltop Lane, Nashville, Tennessee, 37216.

The above description is the same as that in the previous deed.

The Grantor and Grantee herein acknowledge that this deed was prepared from information supplied by them and that the preparer of this deed has made no title search and makes no representation as to the status of the title of the property described herein, nor as to the accuracy of description, and is therefore not liable for the accuracy of such information.

I acknowledge receipt of all sums and things due me for this transfer.

In witness whereof, I have hereunto set my hand this 19TH day of SEPTEMBER 2023.

TERRY S. FRIZZELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Charlotte M. Epler

CHARLOTTE MAE EPLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19TH day of SEPTEMBER 2023, before me personally appeared **CHARLOTTE MAE EPLER** to me known to be the person described herein, who executed the foregoing instrument, and acknowledged that she executed the deed as her free act and deed.

Notary Public

My commission expires: 5/19/2027