This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1056509 DEEDQC
10/03/2023 12:36:01 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231003-0077704

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Brian J. Vilendrer 4301 Oakcrest Lane Hermitage, TN 37076	Same	086-04-0A-003.00CO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

BRIAN J. VILENDRER

JANET L. FLINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

SWORN TO AND SUBSCRIBED before me this 3rd day of OCTOBER 2023.

NOTARY PUBLIC
My Commission Expires: 5/5/25.

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on August 30, 2023, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Brian Joseph Vilendrer v. Christina Danielle Vilendrer*, Docket Number 22D1652, Christina D. Vilendrer, a/k/a Christina Danielle Vilendrer, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Brian J. Vilendrer, a/k/a Brian Joseph Vilendrer, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Phase I-A, Oakcrest of record in Plat Book 6200, Page 646, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian J. Vilendrer and Christina D. Vilendrer, husband and wife, by Warranty Deed from Benjamin S. Travis and Olivia A. Travis, Husband and Wife, of record in Instrument No. 20180226-0017990 Register's Office for Davidson County, Tennessee, dated February 22, 2018. and recorded on February 26, 2018.

Being also known as 4301 Oakrest Hermitage, Tennessee 37076.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6200, Page 646 and Plat Book 7900, Page 250, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7308, Page 874; Book 8277, Page 830, Register's Office for Davidson County, Tennessee.
- Charter of Oakcrest Homeowner's Association of record in Book 7589, Page 20 and Book 7662, Page 385, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Book 7665, Page 798, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **4301 Oakcrest Lane, Hermitage, Tennessee 37076.**

Christina D. Vilendrer

CHRISTINA D. VILENDRER
a/k/a CHRISTINA DANIELLE VILENDRER

STATE OF _____]
COUNTY OF _____]

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Christina D. Vilendrer a/k/a Christina Danielle Vilendrer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this ____ day of _____, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

Notary Certificate Attached

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

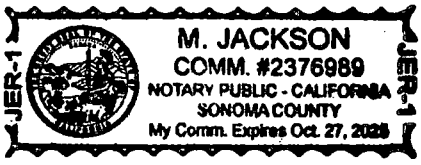
State of California
County of Sonoma }

On August 29th 2023, before me, M. Jackson, Notary Public,

personally appeared Christina D. Vilendrer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE M. Jackson

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quitclaim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____