Karen Johnson Davidson County
Batch# 1058453 DEEDQC
10/06/2023 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231006-0078761

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 3 day of October, 2023.

NOTARY PUBLIC
My Commission Expires: May 3, 2027

ALIYAH RYANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

ADDRESS OF NEW OWNER:
Mark J. Punch and
Jaqualine Anne Bristow
909 Freywood Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

Map & Parcel: 051-03-0-103.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Mark J. Punch, unmarried**, Grantor, does hereby quitclaim and convey all of his undivided right, title and interest, to the hereinafter described property to **Mark J. Punch, unmarried, and Jaqualine Anne Bristow, unmarried, as joint tenants with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the east side of Freywood Drive and runs back 153.98 feet on the north line and 169.67 feet on the south line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Mark J. Punch, unmarried, from Johnnie Robert Wright, Jr. and Carol Sue Wright Sturdivant, by Warranty Deed, of record in Instrument No. 20160126-0007200, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 909 Freywood Drive, Madison, Tennessee 37115.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3 day of October, 2023.

Mark J. Punch

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mark J. Punch, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 3 day of October, 2023.

Notary Public

My Commission Expires: May 3, 2027

ALIYAH RYANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 3, 2023.

J. Carlton Drumwright

10/3/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 10/3/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY