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# 1064752 DEEDQC
10/25/2023 01:50:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231025-0083648

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Brian J. Vilendrer 4301 Oakcrest Lane Hermitage, TN 37076	Same	8600030700

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:

A tract of land lying in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point lying in the northerly line of the Eugene T. Collins tract recorded in Book 6863, page 292, R.O.D.C., Tennessee, said point further described as being the southeast corner of the Frank M. Pointer, et ux tract recorded in Book 6697, page 376, R.O.D.C., Tennessee; Thence with a new line thru the said Eugene T. Collins tract the following four (4) calls: S 11 deg. 45 min. 10 sec. W a distance of 186.96 feet to a point; N 79 deg. 08 min. 55 sec. W a distance of 167.94 feet to a point; N 47 deg. 33 min. 58 sec. W a distance of 95.95 feet to a point; N 24 deg. 12 min. 06 sec. W a distance of 126.93 feet to a point lying in the northerly line of the said Eugene T. Collins tract and the southerly line of the said Frank M. Pointer, et ux tract, said point further described as lying S 84 deg. 53 min. 53 sec. E a distance of 256.92 feet from the northwest corner of the said Eugene T. Collins tract; Thence, with the southerly line of the said Frank M. Pointer, et ux tract and the northerly line of the said Eugene T. Collins tract S 84 deg. 53 min. 53 sec. E a distance of 327 feet to the point of beginning. Containing 1.05 Acres, more or less.

Access to subject property is over and across property currently owned by Grantees, as shown on the Davidson County Tax Maps as 086 04 0A 003.00, and at Instrument Number 20180226-0017990 in the said Register's office.

Being part of the same property conveyed to Karen P. Johnson from Chris S. Johnson, by Quitclaim Deed dated 10/18/1991 and recorded 10/24/1991 in Book 8470, page 619, Register's Office of said County.

Being the same property conveyed to Karen Pointer Johnson and husband Chris Johnson from David H. Parker, Trustee, by Warranty Deed dated 02/10/1987 and recorded 02/13/1987 in Book 7136, page 525 and corrected by Deed of Correction in Book 7200, page 442, Register's Office of said County.

Being the same property conveyed to Brian J. Vilendrer and Christina D. Vilendrer, husband and wife, from Chris S. Johnson and Karen P. Johnson, husband and wife, by Warranty Deed dated December 15, 2021, and recorded December 21, 2021, as Document Number 20211221-0168433, Register's Office of said County.

This is unimproved property known as 0 Chandler Road, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is unimproved property known as: **0 Chandler Road, Hermitage, Tennessee 37076**.

Christina Vilendrer
CHRISTINA D. VILENDRER
a/k/a CHRISTINA DANIELLE VILENDRER
aka Christina Williams

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

Notary Certificate Attached

My Commission Expires: _____

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.

to attorneys

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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

Subscribed and sworn to (or affirmed) before me on this 26th day of Sept., 2023, by
Date *Month* *Year*

(1) Christina D. Mendrer

(and (2) N/A),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

K. ANDERSON
COMM. # 2324874
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
COMM. EXPIRES MAR. 17, 2024

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed (for lot)

Document Date: 9-20-2023 Number of Pages: _____

Signer(s) Other Than Named Above: _____

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