QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1074336 DEEDQC
11/21/2023 03:08:03 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231121-0090748

MM-QCD-23-901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/03/2027
(AFFIX SEAL)

EMILY MATHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Morrigan Alise Corbitt (NAME)	New Owner (NAME)	
901 Nesbit Lane (ADDRESS)	(ADDRESS)	042-06-0-006.00
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MORRIGAN ALISE CORBITT AND IVY FAULKNER AND SAMANTHA SUNSHINE D'ANNA ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MORRIGAN ALISE CORBITT, MARRIED AND SAMANTHA SUNSHINE D'ANNA, MARRIED ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT ONE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF SECTION TWO, BONNIE-BRAE OF RECORD IN BOOK 2330, PAGE 123, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 50, WHICH IS A CORNER LOT, FRONTS 211.0 FEET ON THE SOUTHERLY MARGIN OF NESBITT DRIVE AND FRONTS 197.9 FEET ON THE WESTERLY MARGIN OF FALCON DRIVE, SAID FRONTAGE BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET AND EXTENDS BACK 220.45 FEET ON THE SOUTHERLY LINE AND 172.3 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTIONS.

TRACT TWO:
BEING A TRACT OF LAND IN THE 11TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS TRACT 50A IN A SURVEY BY HOWARD GEORGE AND ASSOCIATES, DATED JULY 28, 1981, AS FOLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND (THE SOUTHEAST CORNER OF LOT 49 AND THE SOUTHWEST CORNER OF LOT 50, ON THE PLAN OF SECTION TWO, BONNIE-BRAE SUBDIVISION OF RECORD IN BOOK 2330, PAGE 123, R.O.D.C.); THENCE SOUTH 75 DEGREES 49 MINUTES 10 SECONDS EAST 220.72 FEET TO A CONCRETE MONUMENT SET ON THE WEST RIGHT-OF-WAY OF FALCON DRIVE; THENCE SOUTH 83 DEGREES 14 MINUTES 30 SECONDS WEST, 219.51 FEET TO A CONCRETE MONUMENT SET; THENCE NORTH 2 DEGREES 51 MINUTES 30 SECONDS EAST, 80.00 FEET TO THE BEGINNING, CONTAINING 0.199 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MORRIGAN ALISE CORBITT AND IVY FAULKNER, A MARRIED COUPLE, AND SAMANTHA SUNSHINE D'ANNA, A MARRIED WOMAN BY WARRANTY DEED FROM JOSHUA ADAM CORBITT, OF RECORD IN INSTRUMENT NUMBER 20221014-0112845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **901 Nesbitt Lane, Madison, Tennessee 37115**

Witness my hand this the 5th day of November, 2023.

MORRIGAN ALISE CORBITT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MORRIGAN ALISE CORBITT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2023.

Notary Public
My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 5th day of November, 2023.

IVY FAULKNER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IVY FAULKNER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2023.

Notary Public
My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 15th day of Nov., 2023.

SAMANTHA SUNSHINE D'ANNA

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA SUNSHINE D'ANNA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of Nov., 2023.

Notary Public
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY