Karen Johnson Davidson County
Batch# 1077742 DEEDQC
12/04/2023 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231204-0093277

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Annamarie Bernard Charles McFadden 1217 Saturn Drive Nashville, TN 37217	New owners	12001010700

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Annamarie Bernard, an unmarried woman**, by these presents does hereby quitclaim and convey unto, **Annamarie Bernard, an unmarried woman, and Charles McFadden, an unmarried man, as joint tenants with rights of survivorship**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 183 ON THE PLAN OF STARDUST ACRES OF RECORD IN PLAT BOOK 1424, PAGE 92, 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 ANNAMARIE BERNARD, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM SUSANNA KAY SMITH, AN UNMARRIED WOMAN, OF RECORD AT INSTRUMENT NO. 20220511-0053835, DATED MAY 2, 2022 AND RECORDED MAY 11, 2022, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being also known as 1217 Saturn Drive, Nashville, TN 37217.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 1st day of December, 2023.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of December, 2023.

Annamarie C Bernard

Annamarie Bernard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Annamarie Bernard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2023.

Haylie Hawkins

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 1, 2023** (date of document).

Affiant Signature

December 4, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25