Karen Johnson Davidson County
Batch# 1078843 DEEDQC
12/05/2023 03:21:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231205-0094091

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:
John M. Brittingham
1776 Hillmont Drive
Nashville, Tennessee 37215-8326

NEW OWNERS:	SEND TAX BILL TO:	MAP/PARCEL NO.
Nancy Daugherty and Wade Daugherty 5645 O'Brien Avenue Nashville, TN 37209	Same	91-14/87

QUITCLAIM DEED

NANCY DAUGHERTY (formerly known as Nancy J. Blair), (herein the "**Grantor**"), by these presents does hereby remise, release and quitclaim unto **NANCY DAUGHERTY AND WADE DAUGHERTY**, as tenants by the entireties, and their successors and assigns (herein collectively the "**Grantee**"), all of her right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property located at 5645 O'Brien Avenue, Nashville, Tennessee, 37209. The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of Davidson County.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 30th day of November, 2023.

NANCY DAUGHERTY

Nancy Daugherty

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, Nancy Daugherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained by signing her name.

WITNESS my hand and seal at office this 30th day of November, 2023.

John M Brittingham
Notary Public

My Commission Expires: 9.2.24

JOHN M BRITTINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

The undersigned hereby swears and affirms that the actual consideration for this transfer is $0.

Nancy Daugherty
Nancy Daugherty

WITNESS my hand and seal at office this 30th day of November, 2023.

John M Brittingham
Notary Public

My Commission Expires: 9.2.24

JOHN M BRITTINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being Lots Nos. 56 and 57 in the Plan of West Nashville Heights, of record in Book 332, Page 127, RODC.

Being the same property conveyed to Nancy J. Blair by deed from Michael W. Blair of record in Book 6430, Page 784, RODC.