This instrument was prepared by:
W. Patrick Smith
Attorney at Law
P.O. Box 555
Ashland City, Tennessee 37015

NAME / ADDRESS NEW OWNER:
Jeffrey Arthur Prendergast
3001 Hamilton Church Road
Unit 442
Antioch, TN 37013

SEND TAX BILLS TO:
same

Karen Johnson Davidson County
Batch # 1081558 DEEDQC
12/13/2023 01:38:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231213-0096235

MAP and PARCEL: 163 04 0A 442.00

****

QUITCLAIM DEED

****

FOR AND IN CONSIDERATION of the provisions of the Marital Dissolution Agreement being part of a Final Decree of Divorce entered by the Circuit Court for Davidson County, Tennessee at Nashville, in the cause of ***Jeffrey Arthur Prendergast vs. Deborah Rambarran Prendergast, Docket No. 23D322,*** I, **Deborah Rambarran Prendergast** hereinafter called "Grantor", by these presents do hereby quitclaim all of my interest unto **Jeffrey Arthur Prendergast** hereinafter called "Grantee", his heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Unit 442 on the Plan of Hamilton Crossings Townhomes, Phase III.

BEING the same property conveyed to Jeffrey Prendergast and Deborah Rambarran, a married couple, as tenancy by the entirety, by Quitclaim Deed from Dianne Hickerson in Instrument Number 20220922-0105351, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This deed was prepared without the benefit of a title search.

Deborah Rambarran and Deborah Rambarran Prendergast is one and the same person.

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

WITNESS my hand this 27th day of November, 2023.

D Rambarran

Deborah Rambarran Prendergast

****

STATE OF Tennessee

COUNTY OF Rutherford

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

Witness my hand and official seal at 119 N. Maple St., Murfreesboro, TN 37130 this 27th day of November 2023.

Notary Public

My Commission Expires:

ALEXANDER JAMES STARR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-16-2027