Karen Johnson
Batch # 1085096
12/22/2023 11:19:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231222-0098825

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNE COUNTY OF WILL The actual consideration for this transfer is: $-0-. Katie Bradley Affiant Subscribed and sworn to before me, this 21 day of December, 2023. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Catherine Fenner, Paul Fenner and Nannette Hunter 402B St. Francis Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 104 01 0M 004.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Catherine Hunter now known as Catherine Fenner, a married woman and Nannette Hunter, a married woman, Tenants in Common** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Catherine Fenner, as to an 80% interest, Catherine Fenner and Paul Fenner, wife and husband as to a 10% interest and Nannette Hunter, a married woman, as to a 10% interest,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit D, as shown in Declaration of Covenants, Conditions, and Restrictions for St. Francis Townhomes of record in Instrument No. 20130603-0055458, 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 Catherine Hunter, an unmarried woman and Nannette Hunter, a married woman, Tenants in Common by Warranty Deed from Katherine A. Bender, nka Katherine Bender Lee and Charles A. Lee, wife and husband recorded on January 4th, 2017 of record in Instrument No. 20170104-0000941, Register's office of Davidson County, Tennessee.

Catherine Hunter and Catherine Fenner being one and the same person.

Subject property is not primary, marital residence of Nannette Hunter.

This is improved property known as: 402 B. St. Francis Avenue Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December 2023.

C. M. Fenner
Catherine Hunter NKA Catherine Fenner

Nannette Hunter
Nannette Hunter

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Catherine Hunter NKA Catherine Fenner and Nannette Hunter,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of December 2023.

Kenrick T. Larson
Notary Public
My Commission Expires: 5-7-2024

KENRICK T. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024