Karen Johnson
Batch # 1088757
01/05/2024 09:25:11 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240105-0001084

STATE OF TENN
COUNTY OF DA

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.

The actual consideration for this transfer is: $-0-.

Nannette Hunter
Affiant

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

Subscribed and sworn to before me, this 2nd day of January, 2024.

Kenrick T. Larson
Notary Public

My Commission Expires: 5-7-2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine Fenner and Paul Fenner 402B St. Francis Avenue Nashville, TN 37205	New Owner	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, **Nannette Hunter, a married woman, as to a 10% interest** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Catherine Fenner and Paul Fenner, wife and husband,** their heirs and assigns, all of her 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.

Being the same property conveyed 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 by Quitclaim Deed of record in Instrument No. 20231222-0098825, Register's office of Davidson County, Tennessee

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 2nd day of January 2024.

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 **Nannette Hunter,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of January 2024.

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