Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson
Batch # 1093955
01/25/2024 10:12:05 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240125-0005036

QUITCLAIM DEED

ADDRESS NEW OWNER:
Melissa A. Herrera
6340 York Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
074-16-0-A-024.00CO

For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency whereof are acknowledged, **David R. Diggs,** an unmarried man (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Melissa A. Herrera,** an unmarried woman, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot number 24 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record as Instrument 20200527-0054555, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa A. Herrera and David R. Diggs by deed from Parkhaven Communities, LLC, of record as Instrument 20221004-0109339, said Register's Office.

The purpose for this Quitclaim Deed is to vest title solely in Melissa A. Herrera.

This is improved real property known as 6340 York Drive; Hermitage, TN 37076.

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

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, the GRANTOR has hereunder set his hand this 24 day of January, 2024.

GRANTOR:

David R. Diggs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **David R. Diggs** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of January, 2024.

NOTARY PUBLIC

My Commission Expires:
11-8-27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 24 day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 11-8-27