THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS
Marlies Dougherty
172 Park Cir.
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch # 1094698 DEEDQC
01/26/2024 10:37:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20240126-0005417

MAP: 053120
PARCEL: 048.00

SEND TAX BILLS TO:
CMG Financial
3160 Crow Canyon Rd., Ste 400
San Ramon, CA 94583

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the Final Divorce Decree dated December 23, 2023, Docket No. 23D1360 and no monetary consideration, I, Robert Joseph Dougherty, Jr., Grantor, by these presents do hereby quitclaim and convey unto Marlies Dougherty, unmarried, Grantee, her successor and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being the East part of Lot No. 41 and the West part of Lot No. 42 of Block "A" on the map of Subdivision No. 3 of Life and Casualty Insurance Company Property, of record in Book 974, Page 11, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the South margin of Park Circle, 30.5 feet West from the corner of Lot Nos. 42 and 43; thence Southerly 171.6 feet to a point; thence Westerly 30 feet to a point at the corner of Lot Nos. 41 and 42 and continuing with the South line of Lot No. 41, Westerly 26 feet to an iron pin; thence Northerly 165 feet to an iron pin in the South margin of Park Circle, which is 1616 feet East from the corner of Lot Nos. 40 and 41; thence with the margin of Park Circle, Easterly 63.3 feet to a point and continuing with the margin of the same Easterly 11.7 feet to the beginning.

Being the same property conveyed to Robert Joseph Dougherty, Jr. and Marlies Dougherty, husband and wife by Quitclaim Deed dated 8/24/2021 from Reginald Craig of record in Instrument No. 20210924-0128310 and to Marlies Craig and Reginald Craig by Special Warranty Deed dated January 22, 2004, and recorded on February 12, 2004, in Instrument Number 20040212-0016801, Register's Office for Davidson County, Tennessee.

Marlies Craig and Reginald Craig having since divorced by Final Decree of record Case No. 83CCl-2013-CB-385, Circuit Court for Sumner County, Tennessee.
Marlies Craig and Marlies Dougherty are one and the same person.

This is (X) improved ( ) unimproved property known as: 172 Park Cir., Old Hickory, TN 37138.

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

IN WITNESS WHEREOF I have hereunto set my/our hand on the 17th day of January 2024.

Robert Joseph Dougherty, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Joseph Dougherty, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January 2024.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 17th day of January 2024.

Notary Public
My Comm. expires 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY