Karen Johnson Davidson County
Batch# 1095272 DEEDQC
01/29/2024 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240129-0005975

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 17th day of January, 2024. Notary Public My Commission Expires:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

QUITCLAIM DEED

Address New Owner: Amy Westney 3265 Priest Woods Drive Nashville, TN 37214	Send Tax Bills to: New Owner	Map Parcel No. 108-16-0-023.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN P. PETERSON** ("Grantor"), by these presents, does hereby quitclaim and convey unto **AMY WESTNEY, F/K/A AMY E. PETERSON, SINGLE,** and her heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23-A on the Plan of Zone Lot Division of Lots 21, 22, 23, 35 and 38 Section One, Percy Priest Woods of record in Plat Book 5200, Page 714, amending Plat Book 5200, Page 472, in the 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 Bryan P. Peterson and Amy E. Peterson by Warranty Deed from Margaret Davis and, wife, Helena Brown, as tenants in common with full rights of survivorship, dated August 9, 2021 and recorded August 12, 2021 in Instrument No. 20210812-0108769, and Scrivener's Affidavit recorded August 2, 2022 in Instrument No. 20220802-0088035, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Amy Peterson and Bryan Peterson, a married couple by Deed of Correction dated August 9, 2021 and recorded January 25, 2023 in Instrument No. 20230125-0005713, Register's Office of Davidson County, Tennessee.

This Quitclaim Deed is being made to remove Bryan P. Peterson from title as he is no longer married to Amy Westney F/K/A Amy E. Peterson as previously vested on the Warranty deed, Bryan P. Peterson does not hold any marital interest in the aforementioned property.

This is improved property known as: **3265 Priest Woods Drive Nashville, TN 37214**

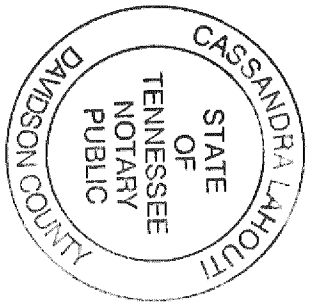
Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

BRYAN P. PETERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Bryan P. Peterson** 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 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: 11-2-26



Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/11/2024.

Affiant Signature

1/11/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

