Karen Johnson Davidson County
Batch # 1099628 DEEDQC
02/09/2024 12:31:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240209-0009233

This instrument was prepared by:
Stacy A. Turner, Attorney at Law
105 South Third Street
Clarksville, Tennessee 37040

DEBORAH LYNN DOUGHERTY

TO: QUITCLAIM DEED

DEBORAH LYNN DOUGHERTY and CHRISTOPHER CORNETT

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED.

THIS PREPARER IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064 (E) OR OTHER APPLICABLE LAW.

THIS INSTRUMENT made and entered into on this the 21 day of December 2023, by and between DEBORAH LYNN DOUGHERTY, Grantor, and DEBORAH LYNN DOUGHERTY and CHRISTOPHER CORNETT, Grantees.

WITNESSETH:

Grantor hereby conveys and quitclaims unto Grantees, as joint tenants in common with the right of survivorship, to have and to hold to them, and to their heirs and assigns forever, in fee simple, all right, title, and interest in and to the following described real estate, located in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Plan of Cherry Hills, Section #9 as of record on Plat Book 4660, Page 129, Register's Office, Davidson County, Tennessee. Said Lot fronting 74.9 feet on Anderson Road, being 135 feet on the westerly line; 134.98 feet on the easterly line, with the back line being 79.99 feet.

Being the same property conveyed to Deborah Lynn Dougherty, by Deed of Record in Book 9274, Page 603, Register's Office for Davidson County, Tennessee. Map-Parcel No. 150-05-0290.

This conveyance is subject to any and all existing restrictions and easements of record.

The above legal description is the same as that contained in the previous deed of record.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, Grantor has hereunto signed this day and date first above written.

DEBORAH LYNN DOUGHERTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said State and County, DEBORAH LYNN DOUGHERTY, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal of office on this the 21 day of December, 2023.

Mary Steinkamp
Commission Expires
May 3, 2027

My Comm. Exp. _____

NOTARY PUBLIC

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY OWNER NAME AND ADDRESS:
Deborah Dougherty/Christopher Cornett
3510 Hewlett Drive
Nashville, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES:
Same / Owner

STATE OF TENNESSEE, DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale Affiant, _____

Subscribed and sworn to before me this the 21 day of December, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Mary Steinkamp
Commission Expires
May 3, 2027

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON