Name and Address of New Owner:
Jennifer Nitschke and Jarrett Lane
307 Bramblewood Drive
Nashville, TN 37211

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 146-08-0-158

Karen Johnson Davidson County
Batch# 1100068 DEEDQC
02/12/2024 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240212-0009627

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marlene J. Lane and Jennifer D. Lane,** "the Grantor," convey and quitclaim any interest they have unto **Jarrett Lane, unmarried and Jennifer D. Nitschke, fka Jennifer D. Lane, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 434 on the Plan of Creive Hall Estates, Section 6, of record in Book 2331, Page 1, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Marlene J. Lane and Jennifer D. Lane by Warranty Deed dated July 22, 2010 from Vera Ellen Austin Phelan, Executor of The Estate of Sarabeth J. Austin, deceased, recorded July 25, 2010 in Instrument No. 20100726-0058334 in the Register's Office.
>
> David J. Nitschke joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26th day of January, 2024.

Marlene J. Lane (SEAL)

Jennifer D. Nitschke fka Jennifer D. Lane (SEAL)

David J. Nitschke (SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Marlene J. Lane and Jennifer D. Nitschke fka Jennifer D. Lane, David J. Nitschke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of January, 2024.

Notary Public
My commission expires: _____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26th day of January, 2024.

Notary Public
My commission expires: _____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2024-6624-TS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/24/24 (date of document).

Regina Sullo
Affiant Signature

February 12, 2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026