Karen Johnson Davidson County
Batch# 1100585 DEEDQC
02/13/2024 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240213-0009975

THIS INSTRUMENT PREPARED BY: Michael R. Griffin **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me this 13th day of February, 2024. Notary Public My Commission Expires: 1-14-2026

LYNNE B. JARVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 14, 2026

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map, Parcel Number:
1244 Mary Helen Drive Trust 1244 Mary Helen Drive Nashville, TN 37220	New Owner	145-10-0-077.00

KNOW ALL PERSONS by these presents that **RANDALL JOSEPH SANTEL**, an unmarried man, and **KATINA MARIE DEJARNETT**, an unmarried woman, as joint tenants with right of survivorship (collectively the "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto

1244 MARY HELEN DRIVE TRUST U/A/D February 13, **2024**, (the "Grantee"), all of Grantors right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on Section 3, Brigid Ann Heights of record in Plat Book 4660, page 101, 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 Randall Joseph Santel, an unmarried man, and Katina Marie DeJarnett, an unmarried woman, as joint tenants with the right of survivorship, by deed from Home Capital, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20231218-0097317, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1244 Mary Helen Drive, Nashville, TN 37220.
>
> This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

WITNESS my hand effective this 13 day of February, 2024.

Randall Joseph Santel

Katina Marie DeJarnett

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDALL JOSEPH SANTEL**, the within named bargainor, 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 13 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 05/07/2024

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATINA MARIE DEJARNETT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 05/07/2024

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

21479/020241285
4872-5405-3025, v. 1

True Copy Certification

I, Michael R. Griffin, 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 February 13, 2024.

Affiant Signature

Date: February 13, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this the 13th day of February, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

