Karen Johnson Davidson County
Batch# 1107442 DEEDQC
03/05/2024 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240305-0015176

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return to:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No. 064-09-0H-002.00-CO

I hereby declare that the actual consideration for this transfer is $ -0-.

Address of New Owner:
Elizabeth Marie Harty and
Andrew Jay Stegelmann
4222A Old Hickory Blvd (Unit B)
Old Hickory, TN 37138

Jenna R. Peden
AFFIANT
Sworn to and subscribed before me this 4TH day of MARCH, ~~2022.~~ 2024

Send Tax Notices To:
New owner

C M Keigl
NOTARY PUBLIC My commission expires: 7-7-25

CAITLIN MCKEIGL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Jordan Blanchett, a single woman, hereinafter referred to as Grantor, hereby quitclaims to Elizabeth Marie Harty and Andrew Jay Stegelmann, wife and husband, their successors, heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit No. B on the Plan of 4222 Old Hickory Blvd Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Amendment to Declaration of Covenants, Conditions and Restrictions for 4222 Old Hickory Blvd. Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037301, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Further, being the same property conveyed to Jordan Blanchett, a single woman, by Warranty Deed from G and D Investment, LLC, a Tennessee Limited Liability Company, dated December 30, 2020, and recorded January 7, 2021, as Instrument Number 2021-0107- 0003379, Register's Office for Davidson County, Tennessee.

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

Being also known as 4222A Old Hickory Boulevard (Unit B), Old Hickory, TN 37138

**The hereinabove described property is shown as Unit B on the plat of record and on the Metro Trustee's website for real property tax purposes; however, it is believed that functionally, mail is delivered to the address of 4222A Old Hickory Boulevard, Old Hickory, TN 37138, pursuant to the signage located on the mailbox and house.*

IN WITNESS WHEREOF, the said Jordan Blanchett has hereunto set her signature, on this, the 25th day of August, 2022.

JORDAN BLANCHETT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jordan Blanchett, the bargainor, with whom I am personally acquainted, or proved to me on asis of satisfactory evidence, and who acknowledged that she executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 25th day of August, 2022.

My commission expires: J. Wayne Thomas STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON - My Commission Expires 11-03-2025

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 25, 2022** (date of document).

Affiant Signature

March 4, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25