THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Stephanie Farmer
1612 12th Ave N
Nashville, TN 37208

Send Tax Bill to:
Owner

Map-Parcel Numbers:
081-11-0 552.00

State of Tennessee
County of Davidson

The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00.

Affiant

Subscribed and sworn to
before me, this the 14 day
of March, 2024.

Notary Public

My Commission Expires:
09/08/2025

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DEREK HALL AND STEPHANIE FARMER, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **, STEPHANIE FARMER,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1612 12th Ave N, Nashville, TN 37208.

Karen Johnson
Batch # 1111275
03/14/2024 10:51:04 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240314-0017706

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14 day of March, 2024.

Derek Hall

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 14th day of March, 2024.

My commission expires: 09/08/2025 Notary Public

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, Being the Middle 1/3 of Lot No. 128 on the map of D.T. McGavock and others, Addition as of record in Book No. 21, Page 41, Register's Office Davidson County, Tennessee; Said middle part of said Lot No. 128 fronts 33 1/3 feet on the Easterly side of 12th Avenue, North, and runs back between parallel lines 154 feet to an alley.

Being a portion of the same property conveyed to Derek Hall and Stephanie Farmer, husband and wife, by Warranty deed dated 12/10/2021, from Harris Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211214-0165110, Register's Office for said County.