Karen Johnson Davidson County
Batch# 1113399 DEEDQC
03/21/2024 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240321-0019450

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Reena Lichtenfeld 2554 Val Marie Drive Madison, TN 37115	Same as New Owner	034-07-0C-009.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **REENA LICHTENFELD, AN UNMARRIED WOMAN, AND LUIS FELIPE CADAVID, AN UNMARRIED MAN**, by these presents does hereby quitclaim and convey unto **REENA LICHTENFELD, AN UNMARRIED WOMAN**, her heirs, successors and assigns, all his rights, title and interest in and to the following described tract of land:

Being Unit 8A, Enclave at Twin Hills Subdivision, a Horizontal Property Regime (with Private Elements), as established by Master Deed and Bylaws recorded in Instrument No. 20080821-0086071 as amended in Instrument No. 20151112-0115172 and 20151217-0127190, Register's Office for Davidson County, Tennessee to which record reference s hereby made for a more particular description thereof.

Being the same propelty conveyed to Reena Lichtenfeld, an unmarried woman by Warranty deed from Lori Ann Bracey Hayes and husband, Thomas Hayes of record in Instrument No. 20200211-0015347 Register's Office for Davidson County, Tennessee, dated February 7, 2020 and recorded on February 11, 2020.

Being the same property conveyed to Reena Lichtenfeld, an unmarried woman, and Luis Felipe Cadavid, an unmarried man, by Quitclaim Deed from Reena Lichtenfeld, an unmarried woman, of record in Instrument No. 20210225-0023836 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 25, 2021.

This is improved propelty known as 2554 Val Marie Drive, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ___ day of March 2024.

Reena Lichtenfeld
Reena Lichtenfeld

Luis F. Cadavid
Luis Felipe Cadavid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 20 day of March 2024.

Notary Public

My Commission Expires: 9·8·25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Luis Felipe Cadavid**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20 day of March 2024.

Notary Public

My Commission Expires: 9·8·25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

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

Affiant

My commission expires:

Notary Public

(Affix Seal)

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

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 **March 20, 2024** (date of document).

Affiant Signature

March 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th 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