THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Anne-Marie Ikenouye
278 Henry Dr.
Newbury Park, CA 91320

Send Tax Bill to:
New Owner

Map/Parcel Number
051-15-0 012.00

State of Tennessee
County of Williamson

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

Affiant

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 11 day of March, 2024.

Notary Public

My Commission Expires:
9.21.26

Karen Johnson Davidson County
Batch# 1113864 DEEDQC
03/22/2024 08:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240322-0019802

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, **ANNE-MARIE IKENOUYE FKA ANNE-MARIE DETHERAGE, MARRIED,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ANNE-MARIE IKENOUYE, MARRIED,** HEREINAFTER CALLED GRANTEE(S), THEIR 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 **821 Lemont Dr., Nashville, TN 37216.**

THIS DEED PREPRAED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5 day of March, 2024.

Anne Marie Ikenouye
ANNE-MARIE IKENOUYE

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this _____ day of _____, 2024.

See Attached Certificate
Notary Public

My commission expires:_____

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Gra-Mar Acres, Section 2, as of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

Being the same property conveyed to Anne-Marie Detherage, an unmarried woman, from The Revocable Trust Agreement of James C. Woodall and Eva C. Woodall dated February 27, 2013, Troy Northcutt, Chris Northcutt, Stephanie A Miller, Julie W Collier, and Celeste J Woodall, by Warranty Deed dated February 1, 2021 of record in Instrument No. 20210203-0015437, Registers Office for Davidson county, Tennessee. The said Anne-Marie Detherage having since married and is now known as Anne-Marie Ikenouye.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On March 5 , 2024 before me, Jaymee Whitlock, a Notary Public
(insert name and title of the officer)

personally appeared Anne-Marie Detherage Ikenouye,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JAYMEE WHITLOCK
Notary Public - California
Ventura County
Commission # 2459737
My Comm. Expires Sep 15, 2027

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 03-05-24.

Affiant Signature

03-21-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY