QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF _____, COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 17th April, 2024.

NOTARY PUBLIC

My Commission Expires: 02/23/2026

ARUNA SHARMA NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MARYLAND EXP. 2-23-2026

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

Karen Johnson
Batch # 1125377
04/22/2024 08:57:21 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240422-0028471

049 12 0A 015.00

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Monika J. Pugh, Kierna Cymone Mason, & Pamela Joyner Pugh 1541 Emerald Bay Blvd., Whites Creek, TN 37189	Monika J. Pugh, Kierna Cymone Mason, & Pamela Joyner Pugh 47 Meadowhill Rd. Newburgh, NY 12550

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Monika J. Pugh, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Monika J. Pugh, Kierna Cymone Mason, and Pamela Joyner Pugh, as tenants in common, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Prestwick Place, of record in instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for more complete description.

Being the same property conveyed to Monika J. Pugh by Quitclaim Deed from Monika J. Pugh, a single woman and John Wesley Joyner, a single man, dated April 11th, 2023 and recorded April 17th, 2023, of record in Instrument No. 20230417-0027973, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1541 Emerald Bay Blvd., Whites Creek TN 37189.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 17th, 2024

Monika J. Pugh

STATE OF Maryland

COUNTY OF Montgomery

On 17th April, 2024, before me personally appeared Monika J. Pugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 17th April, 2024.

NOTARY PUBLIC

My Commission Expires: 02/23/2026

ARUNA SHARMA
NOTARY PUBLIC
EXP. 2-23-2026
PRINCE GEORGE'S COUNTY, MARYLAND