Karen Johnson Davidson County
Batch# 1174708 DEEDQC
08/27/2024 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065709

This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

Affiant

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this 27th day of August, 2024.

Notary
Commission Expires: October 25, 2026

QUITCLAIM DEED

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Jerry D. Davis 6245 Palomar Court Nashville, TN 37211	NEW OWNER	172 10 0B 042.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Kathryn L. Davis, unmarried,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Jerry D. Davis, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Cluster Lot Development Christiansted Valley, Phase 2, Revision 1 Subdivision, of reocrd in Instrument No. 20012090012854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jerry. D. Davis and wife, Kathryn L. Davis by Warranty Deed from James W. Potter and wife, Barbara L. Potter dated May 14th, 2004 and of record in Instrument No. 20040521-0059854 in the Register's Office for Davidson County, Tennessee on May 21st, 2004.

Jerry D. Davis and Kathryn L. Davis having since divorced in Docket No. 19D-1240 in Davidson County, Tennessee.

For information purposes only: 6245 Palomar Court, Nashville, TN 37211

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 23rd day of August, 2024.

Kathryn L. Davis

State of Tennessee)
County of Davidson)

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

Witness my hand and official seal this 23rd day of August, 2024.

MASON BROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2027

Notary Public
My Commission Expires: 11/8/2027

Certificate of Authenticity

I, Joshua A. Terry, 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 8/23/2024.

Affiant Signature – Joshua A. Terry

8/27/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/27/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27