QUITCLAIM DEED

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Sept 2024.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027
(AFFIX SEAL)

Karen Johnson
Batch # 1180180
09/10/2024 02:47:27 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240910-0069820

THIS INSTRUMENT WAS PREPARED BY
WIDRIG LAW, PLLC
101 Westpark Drive, Suite 260
Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Katharine Puffer	**Hannah Katharine Puffer**	
(NAME)	(NAME)	
133 Dodge Drive	**133 Dodge Drive**	**119 03 0 032.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Nashville, TN 37210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS QUITCLAIM DEED HEREBY CORRECTS AND MODIFIES THE QUITCLAIM DEED DATED FEBRUARY 5, 2024 OF RECORD IN INSTRUMENT NUMBER 20240205-0008061.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND PURSUANT TO A DULY EXECUTED MARITAL DISSOLUTION AGREEMENT AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIJAH LUKE LONGWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **HANNAH KATHARINE PUFFER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being all of Lot No. 3 on the plan of Cresent Heights of record in Plat Book 2331, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Hannah R. Itzin, unmarried by Warranty Deed dated March 4, 2015 from Thomas Horton, unmarried and Hope Anderson, unmarried, of record in Instrument Number 20150309-0019964, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Hannah Katharine Puffer by Quitclaim Deed dated February 5, 2024 from Hannah Katharine Puffer and Elijah Luke Longwell, of record in Instrument Number 20240205-0008061, Register's Office for Davidson County, Tennessee.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applied to all genders.~~ HP

It is expressly agreed by the parties hereto that all taxes for the year 2024 shall be paid by the GRANTEE.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 8 day of Sept, 2024.

ELIJAH LUKE LONGWELL

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIJAH LUKE LONGWELL, the within named bargainer, 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 the 8 day of Sept, 2024.

Mary Steinkamp
Notary Public

My Commission Expires: Mary Steinkamp Commission Expires May 3, 2027

MARY STEINKAMP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness our hands this the 8 day of Sept, 2024.

HANNAH KATHARINE PUFFER

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH KATHARINE PUFFER, the within named bargainer, 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 the 8 day of Sept, 2024.

Mary Steinkamp
Notary Public

My Commission Expires: Mary Steinkamp Commission Expires May 3, 2027

MARY STEINKAMP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON