This instrument prepared by:
Icon Title, LLC
450 St Andrews Drive
Murfreesboro, TN 371298

Karen Johnson Davidson County
Batch# 1180275 DEEDQC
09/11/2024 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240911-0069936

This instrument was prepared from information supplied by the parties. Icon Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 10 day of Sept, 2024.

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Burchfield 4214 Aragon Way Murfreesboro, TN 37128	New Owner	119-01-0C-001.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Jennifer Burchfield,, a single woman** ("Grantor") do/does hereby quitclaim and convey unto **John Burchfield, a single man** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land In Davidson County, Tennessee, being Unit 2217 A of the Plan of 2217 Sadler Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2117 Sadler Avenuue Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161014-0108811, including without limiation the Bylaws appended thereto, and amended in Instrument No. 20161026-0112956, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of the 2217 Sadler Avenue Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20161014-0108811, said Register's Office, for a more complete identification and descrption of said unit.

Being the same property conveyed to John Burchfield and Jennifer Burchfield, husband and wife, by Warranty Deed from Lindsey N. Major and Steve Nagel, wife and husband, of record in Instrument No. 20220217-0018710, dated February 7, 2024 and recorded on February 17, 2022 in Register's Office for Davidson County, Tennessee. This conveyance is made pursuant to Final Divorce Decree filed in Circuit Court of Rutherford County Tennessee, Case No. 81813.

This is improved property located at: **2217 Sadler Avenue Unit A, Nashville, TN 37210**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of August, 2024.

GRANTOR:

Jennifer Burchfield

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Burchfield, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of August, 2024.

Notary Public
My Commission expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/12/2024.

Affiant Signature

09/10/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/10/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

