Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215
241249474

Karen Johnson Davidson County
Batch # 1221165 DEEDQC
12/30/2024 09:47:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20241230-0100896

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 17 day of December, 2024.

Notary Public

My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Barnett and Anna Michel Arata 2153 Brookview Drive Nashville, TN 37214	New Owner	084 14 0 033.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Anna Michel Arata and Pamela M. Ludemann, as tenants in common with right of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nicholas Barnett and Anna Michel Arata, husband and wife,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of SECTION TWO, DONELSON MEADOWS of record in Plat Book 2133, Pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna Michel Arata and Pamela M. Ludemann, as tenants in common with right of survivorship, by Warranty Deed from Jeffrey C. Parker and Danita A. Parker, husband and wife, of record in Instrument No. 20210602-0073986, in the Register's Office of Davidson County, Tennessee, dated May 26, 2021, and recorded on June 02, 2021.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of December, 2024.

Pamela M. Ludemann

Anna Michel Arata

STATE OF Virginia)
COUNTY OF Henrico)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Pamela M. Ludemann, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of December, 2024

JORDAN JONES
NOTARY PUBLIC
REGISTRATION # 8068052
COMMONWEALTH OF VIRGINIA
COMMISSION EXPIRES: MARCH 31, 2027

Notary Public
My Commission Expires: 03/31/2027

STATE OF XXXXXXXXXXXX)
COUNTY OF XXXXXXXXXXXX)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anna Michel Arata, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this XX day of XXXXXXXXXX, 2024.

JORDAN JONES
NOTARY PUBLIC
REGISTRATION # 8068052
COMMONWEALTH OF VIRGINIA
COMMISSION EXPIRES: MARCH 31, 2027

Notary Public
My Commission Expires XXXXXXXXX

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anna Michel Arata, the bargainor, with whom I am personally

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anna Michel Arata, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of December, 2024.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____