Karen Johnson Davidson County
Batch# 1228411 DEEDQC
01/21/2025 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004319

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400
VNLS 1266252

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Sadie Kochans 64 East Thompson Lane Nashville, TN 37211	Sadie Kochans 64 East Thompson Lane Nashville, TN 37211	Map/Parcel: 119 11 0 127.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Sadie Kochans, formerly known as Sadie Saldana, a married woman, who acquired title as an unmarried woman, joined by her spouse Charles Brian Kochans by these presents do hereby quitclaim and convey unto the said Sadie Kochans, a married woman, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update marital status.

This is unimproved ( ) property known as 64 East Thompson Lane, Nashville, TN 37211
Improved (✓)

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.

Witness our hand this 9 day of January, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sadie, f/k/a Sadie — Charles Brian K

Sadie Kochans, f/k/a Sadie Saldana

Charles Brian Kochans

ACKNOWLEDGMENT

STATE OF Tn)
COUNTY OF Davidson) ss

Personally appeared before me, Tonya Greer, a Notary Public in and for said County and State, Sadie Kochans, f/k/a Sadie Saldana and Charles Brian Kochans the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville, Tn this 9 day of January, A.D., 2025.

NOTARY STAMP/SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
Notary Commission Expires: 5/18/25

AFFIDAVIT OF VALUE

STATE OF Tn)
COUNTY OF Davidson) ss

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 9 day of January, 2025.

(Affix Seal)

Sadie, f/k/a Sadie — Charles Brian K

Affiant

Notary Public

My Commission Expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT "A"
LEGAL DESCRIPTION

BEING LOT NO. 105 ON THE MAP OF MASHBURN HEIGHTS, OF RECORD IN BOOK 1835, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 105 FRONTS 100 FEET ON THE NORTHERLY SIDE OF THOMPSON LANE AND RUNS BACK BETWEEN LINES 207.4 FEET ON THE WEST LINE AND 219.5 FEET ON THE EAST LINE, TO A DEAD LINE IN THE EAR ON WHICH IS MEASURES 94.9 FEET THEREON.

Being the same property conveyed to Sadie Saldana, an unmarried woman by Deed from Betty W. Clark, a widow, aka Elizabeth Clark of record in Document No. 20200302-0022941, said Register's Office.

Tennessee Certification of Electronic Document

I, LEA MILLER, 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 01/09/2025 (date of document).

Affiant Signature

01/09/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 09 day of January, 2025.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL