QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1232022 DEEDQC
01/30/2025 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250130-0007150

File #25-PA-2628-JMRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerel Sensenig	**Same as New Owner**	
(NAME)	(NAME)	**092 02 0 221.00** **092 02 0 223.00** **092 02 0 220.00**
2628 Albion St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE THE HEREIN STATED TRACTS INTO ONE TAXABLE MAP & PARCEL (M/P 092 02 0 221.00).

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREL SENSENIG, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **JEREL SENSENIG, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tracts I & II: (M/P 092 02 0 221.00 & 092 02 0 223.00 for informational purposes only)

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 143 and the Easterly 25 feet of Lot No. 142 on the Plan of HEFFERNAN PLACE, as shown by plat appearing of record in Plat Book 161, Page 138, of the Register's Office of Davidson County, Tennessee.

Said lot and part of lot adjoin, and front together 75 feet on the Northerly side of Albion Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jerel Sensenig, a Married Man, by Warranty Deed from Herbert Frank Thompson and Ronan Ezekial Walker, a Married Couple, of record in Instrument No. 20220502-0050648, in the Register's Office of Davidson County, Tennessee, dated April 28, 2022, and recorded on May 02, 2022.

Tract III: (M/P 092 02 0 220.00 for informational purposes only)

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being the Westerly 25 feet of Lot No. 142 on the Plan of HEFFERNAN PLACE, as shown by plat appearing of record in Book 161, page 138, of the Register's Office of Davidson County, Tennessee. Said 25 feet of Lot 142 fronts 25 feet on the North side of Albion Street and extends back between parallel lines 140 feet to an alley in the rear.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the portion of the premises conveyed to the State of Tennessee in Book 4133, Page 279, in said Register's Office.

Being the same property conveyed to JEREL SENSENIG, a married man, by Warranty Deed from HERBERT FRANK THOMPSON and RONAN EZEKIAL WALKER, a married couple, of record in Instrument No. 20220512-0054449, in the Register's Office for Davidson County, Tennessee, dated April 27, 2022, and recorded on May 12, 2022.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 2628 Albion Street, Nashville, TN 37208.

Witness my/our hand(s) this the 2ar day of January, 2025.

Jerel Sensenig

Stacey L. Sensenig

Stacey L. Sensenig, spouse of Jerel Sensenig, joins in the execution of this instrument for the purpose of conveying any and all marital interest she may have in the above-described real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jerel Sensenig and Stacey L. Sensenig, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 2ar day of January, 2025.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

RETURN TO:
Jerel Sensenig
2628 Albion St
Nashville, TN 37208

True Copy Certification

I, **Megan Paulus,** 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 this the 30th day of January, 2025.

Affiant Signature
Date 1/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026