Karen Johnson Davidson County
Batch# 1236775 DEEDQC
02/13/2025 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250213-0010957

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Marsha L. Gregory and Todd Hungerford **523 Pleasant Street** **Nolensville, TN 37135**	**NEW OWNER**	**188 10 0C 128.00**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Marsha L. Gregory**, (hereinafter called the **"Grantor"**), hereby quitclaim and convey all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Marsha L. Gregory and Todd Hungerford, as joint tenants with the rights of survivorship**, (hereinafter called the **"Grantees"**), their heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Final Plat, CAROTHERS CROSSING, PHASE 3, SECTION 1 of record in Plat at Instrument No. 20170523-0051054, 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 Marsha L. Gregory, by Warranty Deed from Michael Murphy and Sharleen Murphy, of record in Instrument No. 20200615-0061227, in the Register's Office of Davidson County, Tennessee, dated June 11, 2020 and recorded on June 15, 2020.

This property is known as **523 Pleasant Street, Nolensville, TN 37135**.

WITNESS, the hand of the undersigned this **7th day of February, 2025.**

Marsha L Gregory
Marsha L. Gregory

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th day of February, 2025.**

My commission expires: 12/09/2028

Notary Public

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Marsha L Gregory Todd Hayford
Affiant

Sworn to and subscribed before me, this **7th day of February, 2025.**

My commission expires: 12/09/2028

Notary Public

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/7/25.

Date

Affiant Signature

2/10/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of February, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

