This Form furnished by: **Sister In Law Legal Firm**

FROM: SAMUEL MACHARIA NYENJERI

TO: CHRISTINE W. MATHENGE

Karen Johnson Davidson County
Batch # 1238220 DEEDQC
02/18/2025 03:18:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011959

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
CHRISTINE W. MATHENGE 4041Windwood Lane Nashville, TN 37214	SAME	

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 24D536.

Samuel Macharia Nyenjeri

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th, DAY OF February, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/8/2028.
(AFFIX SEAL)

DONIELLE M. BEATY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

This Instrument Prepared By:

KATHY ANN LESLIE, ATTORNEY
Sister In Law Legal Firm
206 Point East Drive
Nashville, TN 37216
(615) 364-8986

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and Kathy Ann Leslie, attorney shall have no liability for the status of the title to the property or the accuracy of such information.

I, **Samuel Macharia Nyenjeri**, do hereby Quitclaim to Christine W. Mathenge, all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in the Davidson County, being Lot No. 70 on the Plan of Phase 1A-Section 5, Harborview of record in Plat Book 7900, page 485, 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 Lori Peterson, an unmarried woman by deed from Deborah R. Wright and husband, R.C. Wright, Jr. of record in instrument No. 20151229-0130354 said Register's Office.

Being the same property conveyed to Christine Mathenge, a married woman by Deed by Lori Peterson, an unmarried woman, of record in instrument 108120B133.00CO said Register's Office.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) and All applicable Governmental and Zoning regulations.

This conveyance is made pursuant to Tennessee Code Annotated § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 24D536.

This is improved real property, known as 4041 Windwood Lane, Nashville Tn. 37214.

IN WITNESS WHEREOF I have hereunto set my hand on this the _____ day of 2-5-2025, 2025.

Samuel Macharia Nyenjeri

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Domelle M. Mary, a Notary Public in and for said County and State, the within named, **Samuel Macharia Nyenjeri,** with whom I am

personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Hairston & Associates, Tennessee, Davidson County, on this the 5th day of February, 2025.

Danielle Beaty

NOTARY PUBLIC

DONIELLE M. BEATY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

My Commission Expires: 11/8/2028.

DATE