Karen Johnson
Batch # 1239649
02/21/2025 01 45 48 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250221-0013059

Address of New Owner:
Carl Cantrell Madanchi
7464 Stecoach Street
Antioch, TN 37013

Record & Return to and
This Instrument Prepared By:
BLAKE GARNER, Attorney
303 W Main Street
Murfreesboro, TN 37130

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES – A TITLE SEARCH WAS NOT PERFORMED

Send Tax Statements To:
Carl Cantrell Madanchi
7464 Stecoach Street
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel: 181-03-0A-272.00 CO

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Christa Tenille Bacon, unmarried,** has this day bargained and sold and hereby conveys and quitclaims unto **Carl Cantrell Madanchi, unmarried,** his successors and assigns, forever, all of her right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 20, PHASE 1, SECTION I, INDIAN CREEK ESTATES, RS-10 SUBDIVISION-CLUSTER LOT OPTION, as shown on plat of record in Instrument No. 20060330-0035946, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carl Cantrell Madanchi and Christa Tenille Bacon, as joint tenants with right of survivorship, by deed of record in Instrument Number 20140818-0074441, of the Register's Office of Davidson County, Tennessee.

This is improved property located at 7464 Stecoach Street, Antioch, TN 37013

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 7th day of February 2025.

Christa Tenille Bacon

STATE OF TENNESSEE / Colorado
COUNTY OF Davidson / Adams

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Christa Tenille Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 7th day of February 2025.

ANALEIGH HERNANDEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244013111
MY COMMISSION EXPIRES 04/02/2028

NOTARY PUBLIC

My Commission Expires: 04/02/2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me this 18th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 8/21/2027

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD