Karen Johnson Davidson County
Batch# 1245957 DEEDQC
03/11/2025 03:52:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250311-0018540

File No: TN25109632

After Recording, Send to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Nachel Pinson Tenbarge, 2014 TINNIN RD, Goodlettsville, TN 37072

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 00711000400

QUITCLAIM DEED

Nachel Pinson Tenbarge, unmarried, and **Christopher Ryan Tenbarge,** unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Absolute Divorce filed in Wilson County, TN in Docket No. 2024-DC-24 on 9/12/2024 ("Grantor"), of **2014 TINNIN RD, Goodlettsville, TN 37072**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Nachel Pinson Tenbarge,** an unmarried woman ("Grantee"), whose tax mailing address is **2014 TINNIN RD, Goodlettsville, TN 37072,** with quitclaim covenants, his/her/their interest in the following described real estate:

The following described real property situated in the County of Davidson and the State of Tennessee, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 128 on the Plan of Gizzard Manor, Section 5, as of record in Book 4675, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Property Address is: 2014 TINNIN RD, Goodlettsville, TN 37072

The instrument constituting the source of Grantor's interest in the foregoing described property was a Quitclaim Deed recorded as Instrument No. 20220324-0033952 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 00711000400

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 3-3, 2025:

Christopher Ryan Tenbarge

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Christopher Ryan Tenbarge**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of March, 2025.

Notary Public
Exp: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Executed by the undersigned on March 3, 2025:

Nachel Pinson Tenbarge

Nachel Pinson Tenbarge

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Nachel Pinson Tenbarge**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of March, 2025.

X See attached
Notary Public
Exp: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Davidson } ss

On this the 3rd (Day) day of March (Month), 2025 (Year), before me,

Tanya Stafford (Name of Notary Public), the undersigned Notary Public,

personally appeared Nachel Pinson Tenbarge (Name(s) of Signer(s)),

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated

WITNESS my hand and official seal

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Signature of Notary Public

Tanya Stafford

Exp: 1-5-2028
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Quitclaim Deed

Document Date. 3-3-2025 Number of Pages 5

Signer(s) Other Than Named Above Christopher Ryan Tenbarge

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TN25109632

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

Rachel Pinson Tenbarge

Subscribed and sworn to before me on this the 3rd day of March, 2025.

Notary Public

My Commission Expires: 1-5-2028

SEAL

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification
State of Tennessee

I, Linda Phillips, 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 3/03/2025

Linda Phillips
Affiant Signature

3/05/2025
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 05 day of March, 2025.

Tracy L Suter
Notary's Signature

10-24-2025
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Tracy L. Suter, Notary Public
Allegheny County
My commission expires October 24, 2025
Commission number 1163267
Member, Pennsylvania Association of Notaries

(seal)