Karen Johnson
Batch # 1248081
03/19/2025 12 20 01 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250319-0019758

Subject Property: **Map & Parcel: 117-07-0H-012.00-CO**

Property Address: **3362 Hillsboro Pike, Nashville, Tennessee 37215**

New Owner:	**Dorothea Renee Aubuchon Fawcett**	**Send Tax Bill to:**
Address:	**6045 Pasquo Road**	**Same address**
	Nashville, Tennessee 37221	

This instrument was prepared by: **Marissa L. Walters**, Attorney at Law
329 S Royal Oaks Blvd., Ste 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on December 19, 2024, Davidson County Circuit Court Docket No. Case Number 23D496, and for good and valuable consideration, and no monetary consideration, I, Charles W. Fawcett, III, hereby quitclaim and convey to Dorothea Renee Aubuchon Fawcett all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit No. 3362 on the Plan of Roderick Square, of record in Plat Book 6250, Page 928, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Jodie F. Greene, a single woman by Warranty deed from Peter C. Marshall, Jr., unmarried, and Peter C. Marshall, Sr. and wife, and Carol J. Marshal, of record in Instrument No. 20140711-0061287, Register's Office for Davidson County, Tennessee, dated July 07, 2014 and recorded on July 11, 20214.
>
> Being the same property conveyed to Charles W. Fawcett, III , married man, by Warranty Deed from Jodie F. Greene, a single woman, of record in Instrument No. 20180612-0056277, Register's Office for Davidson County, Tennessee, dated June 4, 2018, and recorded on June 12, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of

record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This improved property is known as 3362 Hillsboro Pike, Nashville, Tennessee 37215.

IN WITNESS WHEREOF I have hereunto set my hand this 29 day of January, 2025.

Charles W Fawcett, III.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles W. Fawcett, III., within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of January, 2025

NOTARY PUBLIC

8-21-2027
My Commission Expires

KAREN J MARTIN
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Charles W. Fawcett, III.

Sworn to and subscribed before me this 29 day of January, 2025

NOTARY PUBLIC

8-21-2027

My Commission Expires

KAREN J MARTIN
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, is $0.